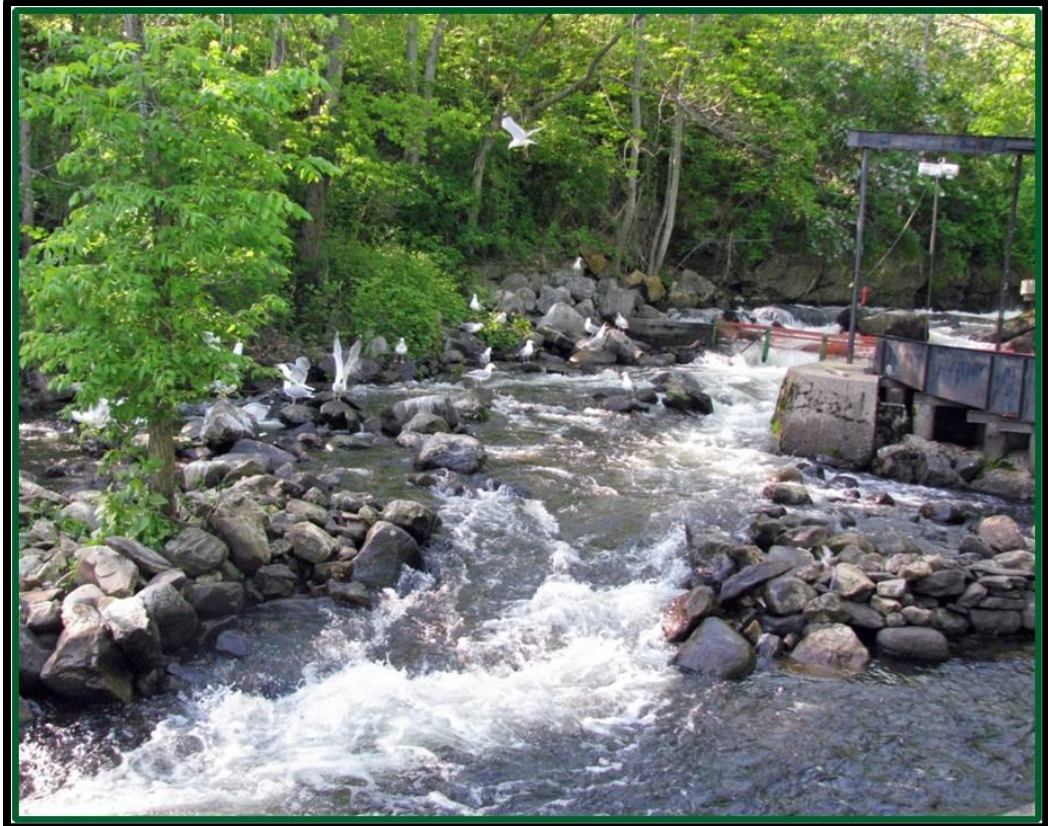


2021 – 2022 Comprehensive Plan Update
Adopted on Tuesday, October 4, 2022



The Town of Nobleboro



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

AMANDA E. BEAL
COMMISSIONER

July 28, 2022

Marianne Pinkham, Comp Plan Comm Coordinator
Town of Nobleboro
192 US Highway 1
Nobleboro, ME 04555

Dear Ms. Pinkham,

The Department of Agriculture, Conservation & Forestry thanks Nobleboro for submitting its 2022 Comprehensive Plan for review for consistency with the Growth Management Act.

Once we accepted for review, we invited neighboring communities, members of the public, other state agencies, and your regional planning organization to review it and submit written comments. This invitation resulted in written comments from DACF's Maine Natural Areas Program, IFW's Beginning with Habitat program, DEP's Bureau of Water Quality, DACF's Maine Forest Service, and the Maine Department of Transportation. Those written comments were attached to our letter dated 4/8/2022.

We are now happy to report that we find the Nobleboro *2022 Comprehensive Plan* to be **complete and consistent**. This means that we have found all sections of the plan, including the Future Land Use Plan, to be consistent with the Growth Management Act. This review includes edits in a later draft received on 7/13/2022.

We appreciate the efforts of community members, officials, citizens, and municipal staff who contributed to this plan. Thanks to the skill and hard work of all involved, this plan will provide important guidance to the community's decision-makers for years to come. Please don't hesitate to contact me at 287-3860 or tom.miragliuolo@maine.gov if you have any questions.

Sincere Best Wishes,

Tom Miragliuolo, Senior Planner
Municipal Planning Assistance Program

cc (via email): Mary Ellen Barnes, Director LCRPC

MUNICIPAL PLANNING ASSISTANCE PROGRAM
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ACKNOWLEDGMENTS

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Nate House, Planning Board and Broadband Committee (2021 – 2022)
Marianne Pinkham, Coordinator, Planning Board, Broadband Committee
and LCRPC Town Representative (2019 – 2022)
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Stanley Waltz, Code Enforcement Officer (2021 – 2022)
Marty Welt, Broadband Committee (2019 – 2022)

Special Thanks and Appreciation To:

Mary Ellen Barnes, Executive Director, Lincoln County Planning Commission (LCRPC)
Raena Bellantyne DeMaris, DeMaris Digital Mapping
Emerald Friend, Nobleboro Town Clerk, Deputy Treasurer, Tax Collector & Registrar
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Jim and Meredith Grimes, Duck Puddle Campground
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NOBLEBORO 2021 - 2022 COMPREHENSIVE PLAN UPDATE

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SECTION TWO – PART ONE:
VISION STATEMENT

A VISION FOR NOBLEBORO’S FUTURE

Nobleboro is a “Little Town with A Big Heart” committed to maintaining its rural character; preserving its history; protecting its recreational and natural habitats, land and water resources; ensuring the quality of its students’ education; and enhancing the quality of life for all its citizens.

Further, we want our citizens to have the freedom to choose their work environment and feel comfortable aging in place, with opportunities for affordable housing, a safe and vibrant community environment and the benefit of modern technology.

We hope to preserve and improve upon the rural qualities we value while planning for future possibilities enabling our community members to live, work and grow together across their lifespan.



SECTION TWO – ELEMENT TWO: PUBLIC PARTICIPTION SUMMARY

The Nobleboro Comprehensive Plan Update Committee (NCPUDC) applied for and received a Maine Community Foundation Lifelong Livable Community Mini Grant to support the hosting of a Lifelong – Livable Communities conversation and Town survey designed and implemented to ensure community wide engagement. The survey and community conversations were delayed and impacted by the COVID-19 shutdown and subsequent restrictions surrounding community gatherings.

In order to best reflect the desires of Nobleboro's citizens, the NCPUDC developed a Community Input Survey. Community members had the opportunity to complete the survey, which was available electronically and in printed form, between August 1 and 31, 2020. While responses to the survey reflected a much lower response rate of return than the survey issued in 2004, there were certain consistent patterns in responses that allowed the committee to recognize issues that were key to the residents. **(Companion Volume Four - Community Engagement: Life-long Community Conversations)**

Facilitated by Patricia Huffman-Oh, Lifelong, Livable Community Consultant, three community conversations were held during the month of October 2020. One in-person gathering was held in the open-air barn at Duck Puddle Campground. Two additional sessions took place via Zoom. Community Input Survey results were used to develop the questions posed at each community conversation. At each gathering resident discussions focused on enhancing municipal communication, preserving the Town's rural character and natural environment, taking into consideration the impact of climate change, expanding broadband accessibility and older resident's ability to age in place. **Companion Volume Three - Community Engagement: Life-Long Community Conversations**

Thus, the committee used a forward thinking approach to its work with a goal of developing an updated plan that is:

- ✓ Environmentally sound
- ✓ Growth where sustainable
- ✓ Good stewardship of our community's history, culture and environmental resources
- ✓ While still keeping pace with our Region's, State's and Nation's rapidly changing educational systems, technologies, infrastructures and climate without altering the rural character of our Town.



THIS IS WHAT NOBLEBORO'S CITIZEN'S TOLD US COMMUNITY ENGAGEMENT OVERVIEW

What do you like about living in Nobleboro? What are the advantages of living in Nobleboro?

- Rural, small town character, environment, setting, charm, atmosphere, life, and living
- Community is welcoming, friendly, engaging & comes together to support local projects
- Location, convenient to other towns and cities, shopping and cultural opportunities
- Access to important local services, necessities, hospitals, and healthcare

The land and its people

School Systems

Access to the outdoors

Natural beauty

Quiet, peaceful, country feel

Sense of pride in place

Values its heritage and traditions

Seasonally, ebb and flow

Lower taxes

Ability to telecommute

Agricultural, farming community

Neighbors helping neighbors

Friendly, neighborly residents

Quality of life

Not overly developed

Desire to preserve its natural resources

Environmental stewardship

Lakes and ponds

Safe place to live and raise a family

Affordability

Small local businesses

Where is it any better?

A few thoughts for making Nobleboro an even better place to live!

- Friendlier roadways for walkers and bikers. Sidewalks
- Capacity for residents to work, live and function remotely, broadband connectivity
- Infrastructure, road and environmental improvements within the Town's budget constraints
- Broader citizen participation on Town boards and committees
- Town newsletter, welcome packet for new residents, remote access to public meetings
- Leadership in moving towards: technology availability for residents, climate change, environmental sustainability, energy alternatives, and transportation options

- Modernization while maintaining the Town's traditions and rural character
- Affordable housing
- Services and support systems for older residents
- Attractiveness for low impact business and younger residents
- Increased public access to lakes, ponds and the bay (recreation, swimming, boating)
- Ensuring that the updated Comprehensive Plan is incorporated into the Town's decision making processes.

What would you like our, your, community to look like in 2025, 2030 and beyond?

- A Town where young people can afford to live, work and raise their families.
- A Town that is part of the Age Friendly, Lifelong, Livable Community network.
- A Town that is open to increasing diversity, meaningful growth, development that is done using sustainable and low impact strategies, conserving land for future generations and supporting environmentally sustainable agricultural growth.
- A Town that has maintained its rural character, sense of place and community, historic relevance, farming community, sidewalks in Damariscotta Mills, excellent school system, clean waters and fiscal conservatism.
- A Town that has retained and preserved its wildlife areas and corridors, natural resources, water quality and natural beauty.
- A Town where climate change is being managed.
- A Town that has created friendlier roads for walkers and bikers, public trail systems, sidewalks, family friendly - public access to the Town's water bodies, recreational opportunities including community use of the school facilities,.
- A Town where every resident who wants it, has access to affordable broadband connectivity
- A Town where community members across all generations are actively involved in municipal governance and community initiatives
- A Town that has remained identifiable as the ***"Little Town with a Big Heart"***

nature still close store rural character natural beauty everything peaceful atmosphere
 close residents beautiful clean Damariscotta safe community
 area lake taxes friendly community feeling quiet still
 people rural nature rural water town neighbors feel place live
 small Small town peace access life school s love place live space s quiet
 great

INTRODUCTION TO THE 2021 - 2022 NOBLEBORO COMPREHENSIVE PLAN

A comprehensive plan guides the future growth of a municipality and creates a collective vision for local community and economic development. As a long-range plan, the document serves as an inventory of current community conditions and trends and identifies characteristics important for local growth. Adopting a comprehensive plan consistent with the State of Maine's Growth Management Act has many advantages including preferential consideration when applying for state grants, promoting local resource protection, and providing a foundation for land use related decision making.

August 2019 marked the month when Nobleboro's Select Board appointed a five-member Comprehensive Plan committee tasked with reviewing our 2007 Comprehensive Plan as approved by the Town and found consistent by the State, with a goal of updating the plan to reflect changes in our current environment and the will of the citizens. A formation meeting took place on September 13, 2019. While the Town did vote to provide limited funding for this work, the dollar amount provided was determined by the committee to be insufficient to hire a consultant to assist with the plan update. Committee members also felt that, by assigning chapter leads and drawing upon the expertise of community and regional stakeholders, that they could complete the project themselves. Over the course of two plus years and approximately 50 NCPUDC meetings, the majority via Zoom due to COVID-19 restrictions, the complexion of the committee remained mostly constant. Meetings were open to the public.

The 2021-2022 update to the Comprehensive Plan will serve as a new guide for the community and Town officials as they make decisions about the future of Nobleboro. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Nobleboro changes over time

Following a framework established by the State of Maine, the Nobleboro Comprehensive Plan contains chapters (sections and topic areas) in which related goals, analyses, policies, and strategies direct future growth and emphasize community values.

Regional Coordination	Historic and Archaeological
Fresh Water and Marine Resources	Natural Resources
Habitats, Critical Natural and Scenic Resources	Agricultural and Forest Resources
Population and Demographics	Economy
Housing	Building an Age Friendly Community: Nobleboro's Older Residents
Recreation	Transportation
Public Facilities, Services and Education	Fiscal Capacity and Capital Investment Plan
Existing Land Use and Future Land Use Plan	

Information and data needed to update the Town's existing plan were drawn from various sources including the 2020 United States Census, 2018-2019 American Community Survey, Lincoln County Regional Planning Commission, Maine Department of Transportation, 2019 State growth projections, local assessor records and data supplied by the Nobleboro Town Clerk and Code Enforcement Officer and the October 2019 State data set for Nobleboro. Historical information was sourced with the help of the Town Select Board, the Nobleboro

Historical Society, Damariscotta Mills Fish Ladder Restoration Committee and the Nobleboro Cemetery Committee. Natural, water, marine and habitat resource data and technical content were supplied by the Midcoast Conservancy and Coastal Rivers Conservation Trust.

In order to properly address certain issues relative to development, the NCPUDC commissioned an update of all relevant Town maps. Overlays covering roads, shoreland zones, wetlands, agriculture, commercial and residential density and future growth patterns and opportunities, illustrative of the various policy and strategy recommendations appearing throughout the updated plan were also updated.

The NCPUDC has involved community and regional stakeholders, the Lincoln County Regional Planning Commission, Town Boards, Committees and Departments in the Comprehensive Plan update process and obtained their input on relevant sections and topic area content, proposed policies and strategies. At its 2022 Annual meeting the Lincoln County Regional Planning Commission recognized Nobleboro's all volunteer Committee *"that met monthly, and often more frequently to prepare a detailed analysis of their community without the assistance of a consultant and held the majority of their meetings virtually due to the COVID-19 pandemic. Congratulations to the Nobleboro Comprehensive Plan Committee on the thorough and indeed comprehensive work you've performed"* (see Companion Volume Three – Community Engagement for a copy of the certificate).

Throughout the writing of the updated plan, the committee's philosophy was to produce a document that could be approved by and be useful to the Town while at the same time would meet the State of Maine requirements in Chapter 208: Comprehensive Plan Review Criteria Rule. The NCPUDC has thoroughly considered each and every one of the pertinent policies and strategies and assessed their implications during the process of updating Nobleboro's Third Comprehensive Plan which was adopted and found consistent in 2007. Public and stakeholder comments were also vetted as the NCPUDC completed the inventory, analyzed those results and prepared the goals, policies and strategies contained in the updated plan.

After lengthy discussions, where differing perspectives and viewpoints were shared and compromises reached, it is the position of the NCPUDC that the following document presents a realistic pathway for the Town of Nobleboro to take as our community moves into the third and fourth decades of the 21st Century. The NCPUDC, after reviewing and comparing the updated Plan document with the State's optional Self-Assessment Checklist, also believes that this update is complete and will comply with the goals and guidelines of the Growth Management Act.

In accordance with the Act, Nobleboro's proposed 2021 - 2022 Comprehensive Plan Update (NCPUD) was submitted to the State's Senior Planner, Tom Miragliuolo on January 31, 2022. Following the initial State review the NCPUD was found to be incomplete on April 9, 2022 .

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:7b39ecf8-d4a6-3bb7-a488-0fcff1042ce6>

After reviewing the checklist for completeness prepared by the State's Senior Planner, additional checklists and recommendations for improvement letters from various State departments the initial NCPUD was amended. On June 15, 2022, after the State's recommendations for completeness and consistency were incorporated, the amended NCPUD was submitted to the Nobleboro Select Board for review, comment and approval. At the

Nobleboro Select Board's meeting on June 29, 2022 the revised Plan was unanimously approved as amended. The Nobleboro Comprehensive Plan Update Coordinator was directed to resubmit the NCPUD for a second review for completeness and consistency by the State's Senior Planner.

On July 28, 2022 Nobleboro Comprehensive Plan Update Chair, Marianne Pinkham and the Town received notification from Tom Miragluilo, Senior Planner for Maine's Department of Agriculture, Conservation and Forestry that Nobleboro's 2021 – 2022 Comprehensive Plan Update has been found Complete and Consistent with the State of Maine's Growth Management Act. On August 9, 2022 the Select Board and State approved Plan was posted on the Town of Nobleboro's website for review by residents and stakeholders. A public hearing facilitated by the NCPUD Committee was held, in accordance with State regulations, guidelines and timelines, on Monday, September 12, 2022. With the goal of gaining approval of the 2021 - 2022 Nobleboro Comprehensive Plan Update for the Town of Nobleboro by Town residents, via a Town Warrant vote, a Special Open Town Meeting was held on Tuesday, October 4, 2022 at 6 PM at the Nobleboro Central School. The NCPUDC developed a sample referendum question from the Town's Select Board to consider.

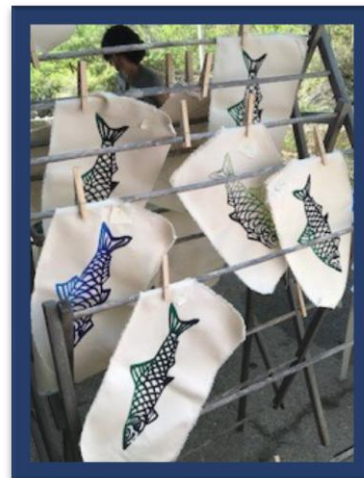
**At the Special Open Town Meeting held on Tuesday October 4, 2022
the residents of the Town of Nobleboro voted unanimously to adopt the
2021-2022 Nobleboro Comprehensive Plan Update.**



SECTION TWO – ELEMENT TWO – D: PLAN IMPLEMENTATION MAKING THE VISION STATEMENT REAL

The 2021 Comprehensive Plan for Nobleboro is just a plan until the Town brings the vision into reality. It will take everyone: Select Board members; Planning Board members; Code Enforcement Officer; Road Commissioner; Town Clerk; Town Committee Members; and every citizen to help Nobleboro grow while retaining the essential character of the Town. The Town's plans to ensure the implementation of the approved strategies will need regular periodic oversight by all of the stakeholders.

- We will all work together to keep Nobleboro the special place that it is while the Town grows. We may not all always agree but we can work together, respectfully.
- We will recommend the formation of a committee to assist the Town in implementing the plan. The committee, working with Town officials, will be encouraged to research issues, attend regional conferences, and carry out other tasks aimed at implementing the updated Comprehensive Plan. The committee will support the goals and strategies of the Plan as recommended and approved by the Town. This Implementation Committee will, therefore, replace the Comprehensive Plan Update Committee, and be representative of all segments of Nobleboro's population.
- We recommend that the Planning Board and Code Enforcement Officer meet quarterly, (or as needed) to review, amend, or develop new Land Use Ordinances in support of the plan's recommendations, and evolving Town requirements.
- We recommend that the Implementation Committee and Planning Board forward recommendations to the Select Board for approval prior to a public hearing. We recommend all changes to Nobleboro's Land Use Ordinances reflect the input of all stakeholders and be voted on at the annual Town Meeting to ensure maximum voter participation or, if needed, at a Special Town Meeting.
- We recommend a formal review of the Plan every 3 years to determine whether the goals and strategies are effective or require adjustments.



SECTION TWO – ELEMENT TWO – E: EVALUATION MEASURES A LIVING PLAN IN ACTION

The Town of Nobleboro must evaluate the degree to which future land use plan strategies have been implemented, the percent of municipal growth-related capital investments in growth areas, the location and amount of new land development, and the protection of critical recreational, natural, habitat, water and historic resources. Therefore it is recommended that the Nobleboro Select Board discuss these topics at their regularly scheduled meetings.

Materials will be filed for a 3-year review, which will consist of code enforcement, relevant photographs and a compilation of building and forestry permits. This review and community conversations with stakeholders will serve as a time to assess progress made, discuss impacts to recreational, natural, habitat, water and historic resources, and plan for future growth in Nobleboro. Town departments should read the 2021 – 2022 Comprehensive Plan Update and when feasible integrate the Plan's strategies and recommendations for policy change and/or implementation with their regional partners, Town boards and committees.



SECTION TWO – PART THREE: REGIONAL COORDINATION PROGRAM

State Criteria:

A regional coordination program must be pursued with other communities to manage shared resources and facilities, including but not limited to lakes, rivers, aquifers, and transportation facilities. The plan must include a summary of regional coordination efforts from all applicable topic areas.

Nobleboro's Regional Involvement:

Nobleboro participates in many regional efforts. The Town's decision-making processes include and are influenced by initiatives and cooperative projects taking place within surrounding communities and at the County level. Specific details regarding regional cooperation and coordination are presented within each required topic area chapter.

Regional Services and Facilities for Lincoln County Municipalities

The Town of Wiscasset serves as the county seat for Lincoln County. The following organizations, commissions and county boards which serve the Town of Nobleboro are located there: (<https://www.lincolncountymaine.me/departments>)

:

- Courthouse
- District Attorney
- Probate Judge
- Registry of Deeds
- Superior and District Court
- County Administration and Commissioners (<https://www.lincolncountymaine.me/county-commissioners>)
- Emergency Management Agency (EMA) (<https://www.lincolncountyema.net/>)
- E911 Communications Facility (<https://www.lincolncountymaine.me/communications-9-1-1>)
- Sheriff's Department (<https://www.lincolnso.me/>)
- Twin Bridges Regional Jail (<https://www.tbrj.org/>)
- The Lincoln County Regional Planning Commission (<https://www.lcrpc.org/>)
- Lincoln County Recycling (<https://www.lincolncountymaine.me/recycling>)

Currently the Town of Nobleboro participates in the following regionally coordinated and contracted programs and services:

- Regional school system – AOS 93 (<https://www.aos93.org/>)
- Recycling and solid waste management – Nobleboro-Jefferson Transfer Station
- Mutual aid agreements with surrounding Towns and the County are in place for fire, ambulance services (<https://clcambulanceservice.org/>) and emergency responders, 911 communication, law enforcement and incarceration.
- Animal Control services are provided by the Lincoln County Sheriff's Department.
- Nobleboro participates in and appoints representatives to the Lincoln County Regional Planning Commission (LCRPC). (https://www.lcrpc.org/uploads/visual_edit/2021strategicplan-finaldraft-32921.pdf)
- Ecumenical food pantry's in the Towns of Nobleboro, Waldoboro and Jefferson

Analysis

Nobleboro participates in many regional programs, which enhance available services and ensure that Town planning incorporates a regional perspective. Cooperation in management of facilities and services could provide for better outcomes for the region as a whole and save taxpayer dollars. As an example, a new infrastructure, ownership and funding arrangement between the Central Lincoln County Ambulance Service and the 6 founding Towns is being discussed. There are no known conflicts with other Towns regarding shared resources, services or facilities

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town work cooperatively with other Towns in the Midcoast Region and Lincoln County

Strategy 1: The Town should consider working cooperatively with other Towns and with service providers to ensure that a broad range of services, including behavioral health, broadband connectivity, community navigation, alternative energy options and indoor and outdoor recreational opportunities are available to Nobleboro residents.

Strategy 2: The Town should consider participating in regional efforts and explore options for regional delivery of local services.

Strategy 3: The Town should consider participating in and support efforts of local and regional housing coalitions and the LCRPC in addressing workforce and affordable housing needs.

Strategy 4: The Town should consider participating in local and regional economic and community development planning efforts.

Strategy 5: The Town should consider participating in regional and state transportation efforts including volunteer transportation systems for older adults and disabled residents.

Strategy 6; The Town should consider becoming a member of, participating in and supporting any local and regional age friendly, livable community efforts and networks. (https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/inline-files/Age-Friendly-State-Plan_0.pdf)

Strategy 7: The Town should consider participating in local, regional and State efforts to address the potential impact of and issues related to climate change and resiliency. (https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/MaineWontWait_EXSum.pdf)

Strategy 8: It is recommended that the Town continue to participate in local and regional efforts to monitor, protect and, where warranted, improve water quality as well as efforts to conserve shared critical habitat and natural resources.

SECTION THREE - TOPIC AREA ONE HISTORY AND ARCHAEOLOGICAL RESOURCES

State Goal:

To preserve the State's historic and archaeological resources.

Inventory:

Historic Background

In the 1600s when Europeans first arrived in Maine, the Wawenock tribe, a branch of the Algonquins, used the area known as Nobleboro for their summer camping grounds. The first English deed for a massive area including Nobleboro was signed in 1625. Nobleboro was first settled in the 1720's when the British Crown sent Colonel David Dunbar to rebuild the fort at Pemaquid. With that prospect of security, other settlers were attracted to the area. Colonel Dunbar built his home "Belvidera" (beautiful view) in Nobleboro on a point of land overlooking The Great Salt Bay. William Vaughan, a beneficiary of Dunbar's land grants settled in Damariscotta Mills in 1729 using the freshwater outlet from Vaughan's Pond (now Damariscotta Lake) to build mills and develop a commercial area.

By 1788, settlers in the Nobleboro area, then part of the Walpole Plantation, were ready to make the settlement official. Leading this effort was Arthur Noble, Jr., son of Lieutenant Colonel Arthur Noble, commander of the Second Massachusetts Regiment in 1745 during the siege and fall of the fortress of Louisburg on Cape Breton Island. His command included many men from the Province of Maine. The monument in Nobleboro Center, across from the Baptist Church, was erected in his honor.

The Town of Nobleborough was incorporated November 20, 1788. The tract of land that initially comprised the Town then included what is now the Town of Damariscotta. This area was set off from Nobleborough and became a Town its own right in 1848. One requirement by the Commonwealth of Massachusetts was that the Town would create and fund a church. A meeting house was started in 1795, shared by the Town and The Church of Christ in Nobleborough (now the First Baptist Church of Nobleboro) but not completed until 1817. A separate Town Office was built across the road in 1838; the current Town Office was built in 1985.

In the early 1800's, nearly every family in Nobleboro lived on a farm. Exceptions were mostly in Damariscotta Mills where housing was created for workers in the many mills and shipyards (1815-1869) and later at the Match Factory (1863-1891) and the Leatherboard Factory (1891-1921). But there were small commercial areas in what is now Damariscotta and in Central Nobleboro.

Current Conditions

Historic Buildings, Shipyards, Alewives Fishery and Other Historically Significant Sites

A [Walking-Driving Map](#) showing points of interest is available at the Town Office and through the Nobleboro Historical Society. (**See Companion Volume One – Maps: Map One**)

Historic Buildings (Companion Volume One – Maps: Map Two)

The Nobleboro Conservation Commission and Nobleboro Historical Society have identified eighteen existing homes of the earliest settlers built before 1800. Chimney Farm is listed on the National Register of Historic Places.

Shipyards

During the 1800's, many Maine coastal villages, including Nobleboro, revolved around the construction of wooden sailing vessels. Sawmills and a rich supply of local lumber encouraged the launching of a shipbuilding industry in The Great Salt Bay and on both sides of the Damariscotta River up to Damariscotta Mills. The location of eleven of these former shipyards is presented in Map 5. The Rollins Shipyard and the Kavanaugh properties are archaeological sites potentially eligible for listing on the National Register of Historic Places.

Alewives Fishery

Also noted in Map 1 is the Alewives Fishery, which continues to be an active fishway with alewife migration starting around May 1 each spring and lasting about 5 weeks. The original Fish Ladder, built in 1807 was a cobblestone ladder with resting pools located between fast-water runs. It had been repaired continuously since then, but beginning in 2008, the Town embarked on a huge, community-based fundraising effort to rebuild the fish ladder. After ten years of work and a million dollars, The Fish Ladder Restoration was a resounding success.

Today, more than one million alewives pass into Damariscotta Lake to spawn each year; a tenfold increase from counts prior to the restoration. A collapsing section of walkway between the fish house and the harvesting area was upgraded in 2019. Part of the harvesting gear was also repaired and replaced. The viewing bridge over the Fish Ladder was built during the 1950's. The foot bridge has seen better days and needs to be replaced. Engineering studies are underway. The Fish Ladder is jointly maintained by the Towns of Nobleboro and Newcastle and hydroelectric plant owner KEI Kruger Energy International. Profits from fish harvest sales are split between the Towns of Nobleboro and Newcastle to be used at the discretion of the Town Select Boards for the maintenance and improvements of the fish ladder, harvesting gear, and related facilities.

Other Identified Areas

In addition to the Rollins Shipyard, the Kavanaugh Shipyard, and the Fish Ladder, the Maine Historic Preservation Commission has identified several other areas of historic significance.

They are:

- On the north side of the mouth of Oyster Creek, a large rock with two drilled holes possibly used as a mooring for large ships.
- The Jones Site, a 7foot x 21foot fieldstone foundation, located west of the East Pond Road along the Damariscotta Lake shore just before The Narrows between Muscongus Bay and Great Bay.

As of October 15, 2019, five historic archaeological sites have been documented by the State of Maine for the Town of Nobleboro.

Municipal Growth Management Plan					
Site Name	Site Number	Site Type	Periods of Significance	National Register Status	Town
Rollins Shipyard	ME 313-001	shipyard		undetermined	Nobleboro
Mooring (?)	ME 313-002	structure, unidentified		undetermined	Nobleboro
Kavanaugh Shipyard	ME 313-003	shipyard		undetermined	Nobleboro
Damariscotta Mills Alewife Run	ME 313-004	fish ladder		undetermined	Nobleboro
Jones	ME 313-005	structure, unidentified	unknown	undetermined	Nobleboro

Prehistoric Archaeological Sites

According to the State of Maine as of October 15, 2019, 18 prehistoric archaeological sites are known in Nobleboro. 17 are located around the shoreline of Damariscotta Lake, where most were located by a hydroelectric relicensing survey of the lake shore. One site is located on the shore of The Great Salt Bay. 12 of the sites around Damariscotta Lake are eroded by the raised water levels in the lake and are considered not significant.

Additionally, the State has indicated that the shorelines of Duckpuddle Pond and Pemaquid Pond need a systematic professional archaeological survey.

The Maine Historic Preservation Commission has identified sixteen known prehistoric archaeological sites in Nobleboro, six of which may be eligible for listing in the National Historic Register. The sites are located along the shores of Damariscotta Lake and The Great Salt Bay.

Cemeteries/Burial Grounds

Nobleboro has 85 burial grounds, most of them family plots set aside for this purpose by the early settlers. On behalf of the Nobleboro Historical Society, Town Historian Dr. George F. Dow prepared a map that shows all 85 burial sites. In 2018 Laurie McBurnie published *Cemeteries of Nobleboro, Maine* expanding upon and supplementing George Dow's cemetery information and map with family history/anecdotes, photographs of headstones as well as a burial index, additional cemetery photographs, genealogical information and notes about the people buried. Information may be found at the Nobleboro Historical Society Center's website; including a Cemetery Map that includes GPS Coordinates

(<http://www.nobleborohistoricalsociety.org/images/CemetaryMap.gif>).

(See Companion Volume One – Maps: Map Three)

Existing Preservation Activities

Chimney Farm has deep cultural and literary roots that continue today. It is both a historic and literary landmark as well as being a unique piece of lakefront land. It was home of nature writer Henry Beston, children's book author Elizabeth Coatsworth, and their daughter Catherine (Kate) Barnes, who was Maine's first Poet Laureate. Even now, Maine poet Gary Lawless and his wife

Beth Leonard, Kate's daughter, are the stewards for this special place. The couple owns the historic farmhouse and surrounding lands (8.7 acres). The fields at Chimney Farm are part of 90 acres of contiguous land that has been conserved through the Midcoast Conservancy - all of it helping to protect the water quality of Damariscotta Lake.

Across East Neck Road from Chimney Farm, there is a small Hall family cemetery where Henry, Elizabeth and Kate are buried. It has a white picket fence and, although privately owned is accessible to visitors. A few grassy parking spaces are available on the east (left) side of the road.

Twice-annual events are held at Chimney Farm for all who are interested in visiting this historic and literary landmark. You can visit the writer's shack, lovingly reclaimed in 2009 by volunteers from the Damariscotta Lake Watershed Association (DLWA) now part of the Midcoast Conservancy (MMC). Check out the MCC Events Calendar (<https://www.midcoastconservancy.org/events-calendar>) for more information. Efforts to save Chimney Farm from development began in 1997 and reached a resting point late in 2007, with all but 6½ acres preserved in perpetuity. Easement protection of the 8.7 acres of fields with views to the lake abutting the Lawless' Farmhouse was purchased thanks to some very dedicated fundraising and more than 180 individual cash donations.

An additional 60 acres adjacent to Chimney Farm are protected by a conservation easement from Sara and Alexander Buck. They donated an easement on the field and cemetery (and had a lovely replacement picket fence built), and in December 2007 donated an easement on the remaining woodland between the road and Deep Cove. The woodlot is managed as a working forest.

Nobleboro Conservation Commission

This commission is currently inactive. Its stated mission was to identify, support and promote conservation opportunities and related outdoor public recreation opportunities within the Town of Nobleboro in an effort to preserve the Town's historic and environmental areas. It was meant to serve in an advisory capacity to Town boards as a resource on conservation and environmental issues including, but not limited to, the Planning and Appeals Boards. It was active in the early 2000's.

Nobleboro Historical Society

Chartered in 1978, the Nobleboro Historical Society (NHS), a 501(c)(3) nonprofit, has a membership of about 200. For more information about the society's goals and programs go to their Website at: <http://www.nobleborohistoricalsociety.org/>.

NHS was founded by George F. Dow as interest in Town history grew after the 1976 U.S. Bicentennial celebrations. Dr. Dow authored three excellent histories of Nobleboro: *Nobleboro, Maine - A History* by Dr. Dow & Robert E. Dunbar, *Nobleboro's War Time Involvements* by Dr. Dow & David Hutchings, and *Bicentennial History: The First Baptist Church of Nobleboro, Maine, 1793-1993*. These reference materials are available at the Nobleboro Historical Society building and via links on the Society's website (<http://www.nobleborohistoricalsociety.org/>)

Programs of special interest are presented during the year as part of their monthly meeting schedule; programs are provided for Nobleboro Central School students; and scholarships are offered for Nobleboro residents and NHS members. The NHS has a fine collection of memorabilia and artifacts. The Society maintains and stores at the Historical Center Town

records. In the basement a fire-proof, humidity-controlled vault stores early Town documents dating from 1788 and George Weston's 50-volume collection of Nobleboro photographs and other documents from 1957 to present. Documents available for study include detailed genealogies, maps of home locations (1857) and land ownership (1813), the location of 85 burial grounds, detailed records of historic homes and buildings, and vital records.

The NHS building is one of Nobleboro's twelve original one-room schoolhouses. The restored 1818 building, formerly known as the Hawthorne School, was moved to its present site on the Nobleboro Central School grounds in 1978 to house the Historical Society's collections. The building has limited times that it is open to the public so check their website above.

Analysis

Much work has been done to identify and preserve sites of historical and archaeological significance in Nobleboro. Continued attention to the Town's history will help retain the Town's unique character. Other than the historic Damariscotta Mills Fish Ladder restoration project and work done by the Town Cemetery Committee and the Highland Cemetery Association, protective measures for historical and archaeological resources are minimal.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town preserve its historic integrity, including historic and archaeological resources, from indiscriminate development.

Strategy 1: The Town should consider working to revise land use ordinances pertaining to development in the shoreland zone; residential, commercial, and industrial development; and subdivisions, to ensure the protection of historic and archaeological resources. Maps and information provided by the Maine Historic Preservation Commission should be incorporated into the Planning Board's review process. ([Historic U.S. Geological Survey Maps of Maine](#))

Strategy 2: The Town should encourage the Nobleboro Historical Society to work with the Maine Historic Preservation Commission to assess the need for an updated comprehensive community survey of Nobleboro's historic and archaeological resources.

Strategy 3: The Town should consider soliciting community members who are interested in reactivating the Conservation Commission.

Policy 2: It is recommended that the Town identify districts of historic significance as part of retaining the unique character of the Town.

Strategy 1: The Town should consider identifying Damariscotta Mills and Nobleboro Center as areas of historic significance to the Town. The Town should encourage development and renovation in these areas to be consistent with their historic character.

Strategy 2: For known historic archeological sites and areas sensitive to prehistoric archeology, the Town should consider requiring owners and developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. The Town's land use ordinances should be updated accordingly.

Policy 3: It is recommended that the Town continue to maintain Town-owned structures of historic significance.

Strategy 1: The Town should continue to encourage working with KEI, the Town of Newcastle, Nobleboro Historical Society and Damariscotta Mills Fish Ladder Restoration Team to maintain and improve the harvesting facilities and Fish Ladder at Damariscotta Mills as a viable fishway, historic structure and tourist attraction.

Strategy 2: The Town should continue to maintain the Historical Society building and provide funding for the maintenance of Veterans' graves upon request, and appropriate Town petitions for requesting municipal funding and warrant vote at the Annual Town meeting.



SECTION THREE

TOPIC AREA TWO: WATER RESOURCES

TOPIC AREA FIVE: MARINE RESOURCES

The State Goals:

Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Inventory

Historical Perspective of Nobleboro's Marine Resources:

Nobleboro shares The Great Salt Bay at the head of the Damariscotta River with Newcastle and Damariscotta. A shallow, tidal waterbody located between freshwater Damariscotta Lake and the tidal Damariscotta River, the bay supports complex, seasonally changing marine and avian fauna.

During the eighteenth and early nineteenth centuries, the bay was an active shipbuilding center. Lumber for ships was cut inland and floated down Damariscotta Lake before it was milled into boards at the double sawmill at the head of the falls.

There has been a commercial fishery for alewives since the early 1800's shared by Nobleboro and neighboring Newcastle. The fishery not only supplies revenue to both Towns but is also a tourist attraction. In past years the landings have been about one third of the state's total alewife landings. In the mid to late 1970's, the catch was over one million pounds, but recent catches have markedly declined. Blueback herring, which make their spawning run at the end of the alewife run, become a by catch in the fishery. At one time alewives were processed and shipped in barrels from the site. Today the building is used for storage. **See Companion Volume One – Maps: Maps Six and Nine**

Current Conditions:

Great Salt Bay

The Great Salt Bay sits at the head of the Damariscotta River Estuary. The Maine Legislature designated 515 acres of the 535-acre bay as Maine's very first Shellfish Protection Zone, a type of Marine Protected area in March 2002. It received this designation because of its undisturbed nature, its support of common and uncommon biodiversity, its contribution to the phytoplankton productivity of the entire estuary (which feeds shellfish and contributes to the success of the shellfish harvesting industries) and its rich prehistoric and historic record. The Great Salt Bay is shallow, warm and brackish, different from the cold and salty offshore environment of the Atlantic Ocean. The bay supports unusual species for Maine including quahogs, horseshoe crabs, and oysters.

In 2018, Maine's total oyster landings were valued at a record \$7.2 million and about 80% of this product comes from the Damariscotta River Estuary, into which Damariscotta Lake

flows directly. This industry depends on clean water both from the immediate landscape and the Gulf of Maine.

Current State of the Lakes

Midcoast Conservancy - MCC (formerly Damariscotta Lake Watershed Association) has been actively monitoring water quality on Damariscotta Lake for over forty years; since 1977. The data collected over this period was statistically analyzed in 2020 to create a comprehensive State of the Lake Report summarizing over 40 years of water chemistry. Notably, the lake experienced significant cyanobacteria blooms in the South Basin in 2020, indicating excessive nutrient loading. Intense rainfalls, erosion and nutrient transport, coupled with exceedingly warmer than normal water temps are leading to bloom conditions.

Damariscotta Lake is currently included in the State's Threatened Lakes Priority List:

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Lakes20.pdf

Water samples are being taken by MCC at 4 different locations each month. These samples are then sent to a State lab for processing. MCC has a few years of phosphorus readings from 3 of the 4 sites. One site is new. The current resulting trends indicate that Great Bay and Muscongus Bay are holding steady. However, the south arm is trending up. The only way to control this is to reduce erosion into the lake.

By opening the following link readers will be taken to water quality information provided by the Lake Stewards of Maine:

<https://www.lakesofmaine.org/lake-water-quality.html?m=5400>

Pemaquid and Duckpuddle Ponds have also **experienced eutrophication** from excess nutrients and data has shown that phosphorus inputs are exceeding what these lakes can readily assimilate.

(Refer to Companion Volume One – Maps: Maps Six, Seven, Nine and Thirteen)

Commercial Activity

The major commercial activity in the bay vicinity is KEI Energy Management Inc. hydroelectric facility, which is located at the head of The Great Salt Bay. The powerhouse and most project facilities are located in Newcastle. The Damariscotta Mills Hydroelectric Project was issued a license by the Federal Energy Regulatory Commission (FERC) on December 4, 2003. The license regulates project operations including water level management and fishway operations, both of which involve Nobleboro.

Commercial activity other than the hydroelectric project is limited around The Great Salt Bay, largely because of its protected status. Nobleboro and Newcastle together are permitted by MDMR to commercially harvest alewives during the annual upstream migration. Harvesting takes place at the base of the Middle Stream, below the fish ladder.

The only other activity of commercial significance in the bay is several well-established aquaculture operations located at the south end of the bay in Newcastle.

Currently local road construction and maintenance work is done using Best Management Practices. It is also stated in the Town's Land Use Ordinance that contractors and homeowners are required to use Lake and Stream Smart practices. The Town is not unaware of any OBD's nor does the Town have any outfall pipes. The Town maintains a salt and sand shed that is constructed on a cement base and is covered. Local contractor have established salt and sand piles. At the current time there are at least ten sand and salt piles maintained by local contractors.

The Town of Nobleboro does not have a have a municipal separate stormwater sewer system (MS4s).

Residential Growth and Development

Much of the land around The Great Salt Bay in Nobleboro is either developed, protected through conservation easements, or has limited development potential due to the location of the railroad tracks and roads. The area around The Great Salt Bay is proposed as a historic district due to the early commercial activity and associated settlement in the locale.

The Middle and South Basins of Damariscotta Lake have been recognized in Maine's Stormwater Management Law, Chapter 502: Direct Watersheds of Lakes Most at Risk from New Development and Urban Impaired Streams. In 2004, Maine land cover data indicated 4% of the watershed was developed; the more recent 2016 national land cover data indicates an increase in development to 6% of the watershed. Much of this development is concentrated near Damariscotta Lake. This amounts to an increase of just over one square mile of development in 12 years.

The Damariscotta Mills sewer lines carry gray water from tanks to four pump stations and, eventually, to a sand filtration system on Depot Street. The water, after filtration and disinfection, is pumped into The Great Salt Bay. A contractor periodically empties sludge from the Damariscotta Mills septic tanks at a septic disposal site near district headquarters on Piper Mill Road.

Great Salt Bay Sanitary District employees screen the contents of the tanks and spread them at the site (a field near the lagoon), using lime to kill pathogens and fertilize the waste.

Recreational Features

Fishing and boating are the principal recreational activities around The Great Salt Bay. Public access for launching kayaks and canoes is available on a Town right-of-way at the intersection of Belvedere and Sprague Roads. A winter smelt fishery takes place through the ice, largely at the north end of the bay. Access for fisherman has traditionally been from the field at the north end of Belvedere Road through permission of the landowners. Brown Trout and Striped Bass are target species during the summer and fall months, either from boats or from the shore near the fish house and the railroad bridge. Duck and goose hunting are additional fall recreational activities.

The Maine Department of Inland Fisheries and Wildlife manages Damariscotta Lake for abundant cold and warm water fisheries. Of recreational significance, the lake is home to small- and large-mouth bass, brown trout, lake trout, rainbow smelt, and an annually increasing population of sea-run alewives. It has become a popular destination for recreational and professional anglers; many organized bass fishing tournaments are hosted on the lake each summer.

Economic Value and Impact

According to the Damariscotta State of the Lake report (2020) by the Midcoast Conservancy, declines in water clarity have also been shown to negatively impact property values in Maine (e.g. reduction of \$236 per foot of frontage in 2020 dollars), resulting in lowering the tax base of surrounding Towns and that algae blooms in freshwater can greatly reduce property values and deter daily visitors causing problems for the local economy. A study in 1996 from the University of Maine found that in China Lake for every 1-meter loss in water clarity, property values decreased \$141 per foot of Lake Frontage (or \$236/ft when adjusting for inflation). More recent research in New Hampshire supports this showing a consistent pattern of property value declines with decreasing water quality. Damariscotta Lake is crucial to the local economy given its proximity to both central and coastal Maine. Preventing algae blooms and keeping water clear is essential for wildlife and people.

Sources: Michael, Holly J., Kevin J. Boyle, and Roy Bouchard. Water quality affects property prices: A case study of selected Maine lakes. Vol. 39. Orono, Maine: Maine Agricultural and Forest Experiment Station, University of Maine, 1996. and Gibbs, Julie P., et al. "An hedonic analysis of the effects of lake water clarity on New Hampshire lakefront properties." *Agricultural and Resource Economics Review* 31.1 (2002): 39-46.

For more information refer to Companion Volume Two – Appendices: Appendix B and C

Analysis:

The Great Salt Bay has long been an important natural feature of the Town that has attracted commercial activity as well as early, dense residential development. Although the commercial activity has significantly diminished, the area surrounding the bay is a village with a unique, historic character.

The collective marine and freshwater resources are important recreational and commercial assets to the Town. A large proportion (January 2021, 45%) of the Town's tax revenue is generated from shorefront properties. Climate change will continue to impose challenges to water quality in the form of intense rainfall, erosion, coastal acidification, sea level rise and warming water temperatures. Efforts to reduce nutrient loading will be critical to protecting these resources.

Sediment is the number one source of pollution in the world. It carries nutrients and other pollutants across the landscape and into water bodies from farms, roads, driveways and lawns. Phosphorus in lakes and nitrogen in coastal marine waters are the "drivers" of harmful algae blooms and coastal acidification, respectively. Controlling run-off on land that drains into water bodies is critical to maintaining or improving water quality. Working with area Towns with shorelands that border upon these waterbodies to develop a erosion control ordinance and to apply for Nonpoint Water Source Pollution Control Grants is advisable. (<https://www.maine.gov/dep/water/grants/319.html>)

Protecting the water quality of Nobleboro's salt water bay, lakes, pond and streams continues to be a priority. To assist in achieving this goal Nobleboro's Land Use Ordinances indicate that all structures other than single family dwellings, structures normally incidental to single family dwelling and structures associated with non-commercial residential use of water shall be set back at least 600 feet horizontal distance from the normal high water mark on any lake, pond, river, stream or salt water body.

The following link will take readers to a Marine Resources concurrent digital map for the Town of Nobleboro (Companion Volume Three – Maps: Maps Four and Five)

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Cooccurrence%20Map.pdf>

Policy Development and Implementation Strategies:

Policy 1: It is recommended that the Town maintain the historic character of Damariscotta Mills.

Strategy 1: The Town should consider investigating the feasibility of designating Damariscotta Mills, including the land bordering The Great Salt Bay and following Borland Hill to the fish ladder, as an historic district.

Policy 2: It is recommended that the Town formalize access to The Great Salt Bay for winter smelt fishing and the launching of motorized craft.

Strategy 1: The Town is encouraged to work on a formal arrangement to ensure continuing access to The Great Salt Bay for the winter smelt fishery.

Strategy 2: It is recommended that the Town study the feasibility of developing public access to The Great Salt Bay for motorized craft other than Oyster Creek at Belvedere Road.

Policy 3: It is recommended that the Town protect property values around Damariscotta Lake, The Great Salt Bay, Pemaquid Pond and Duckpuddle Pond from future cyanobacteria blooms, all harmful algal blooms and invasive aquatic plants.

Strategy 1: The Town of Nobleboro, as supporters of Midcoast Conservancy and Coastal Rivers Conservation Trust, should consider requesting regular meetings on the state of the water quality in Town lakes and The Great Salt Bay and as needed should participate in, or request that Midcoast Conservancy or Coastal Rivers Conservation Trust facilitates a meeting of stakeholders on the health of the water bodies.

Strategy 2: The Town should consider promoting LakeSmart and StreamSmart (through Midcoast Conservancy and Coastal Rivers Conservation Trust) programming at the Town office and in official communications to new residents living on the shores of any aforementioned water bodies. Note: LakeSmart is a free, voluntary and educational program. (<https://www.lakes.me/lakesmart>)

Strategy 3: The Town should continue to support the work of Midcoast Conservancy and Coastal Rivers Conservation Trust in their efforts to control cyanobacteria blooms, all harmful algae blooms and invasive aquatic species deemed to be a problem in Nobleboro.

Strategy 4: The Town should continue to encourage local conservation and watershed associations to post signs educating users about invasive plant laws and risks at any lake access points.

Strategy 5: The Town should continue to post and provide DEP invasive plant brochures to all individuals who register their boat or buy fishing licenses at the Town office.

Policy 4: It is recommended that the Town protect property values by addressing nutrient loading within the shoreland zone.

Strategy 1: The Town should consider developing strategies that will enhance the enforcement of the Mandatory Shoreland Zoning Act (MSZA) including all land areas within 100 feet (state mandates 75 feet), horizontal distance, of the normal high-water line of all streams that flow directly into Damariscotta Lake, Duckpuddle Pond, The Great Salt Bay or Pemaquid Pond.

Strategy 2: The Town has increased the setback for any soil disturbance or development around all streams to 100 feet. It is recommended that the Town's Shoreland Zone Ordinances be changed to also make these 100 feet a buffer zone where cutting is only allowed by permit.

Strategy 3: A change in state statute was made in 2019 relating to Shoreland Ordinances. It now requires that municipal ordinances regulating the shoreland zone adopt language requiring that applicants within the shoreland zone provide pre-construction and post-construction photos of the shoreline vegetation and the developed site. In this part of the permitting process it is recommended that the Town update its Land Use Ordinances in order to comply with *38 M.R.S. § 439-A(10) Photographic record required.*

Strategy 4: It is recommended that the Town only use contractors for road and culvert repairs that are "Contractors Certified in Erosion Control Practices" An up-to-date list can be found on the Maine Department for Environmental Protection at: <https://www.maine.gov/dep/land/training/ccec.html>

Strategy 5: It is recommended that the Town add Lake and Stream Smart training and certification to the requirements for any person or firm working in or for the Town. This policy change would include anyone working on a Town crew.

Strategy 6: It is recommended that the Town require subdivisions, individuals and associations creating and maintaining roads which access shoreland properties must use "Contractors Certified in Erosion Control Practices." This up-to-date list can be found on the Maine Department for Environmental Protection at: <https://www.maine.gov/dep/land/training/ccec.html>

Strategy 7: It is recommended that new development, as well as road work undertaken in the creation, upgrades to and maintenance of roads in the shoreland zone or which accesses shoreland will use Best Management Practices (BMP) for the entire project.

Strategy 8 It is recommended that the Town review the current land use ordinances making sure that requirements include adequate lot sizes, sewage treatment, protection of water resources, minimization of soil erosion and sedimentation, etc.

Strategy 9: To reduce the phosphorus level in Damariscotta Lake by an achievable (to be determined based upon scientific research) amount over a ten year period and to maintain the water quality in other water bodies; the Town should consider collaborating with the State, local communities and conservation organizations in the creation and implementation of land use ordinances designed to protect the subsurface waters of the Town(s), control erosion and promote protection of those water resources.

Strategy 10: It is recommended that the Town require that all land uses requiring a permit from the Code Enforcement Officer and located in the direct watershed of a Great Pond (drains, either by land or by a stream, directly into) shall limit phosphorus export from the site based on approval of either the Phosphorus Control Point System or the Phosphorus Control Plan – see Appendix B for details. <https://www.maine.gov/dep/land/watershed/materials.html>

Strategy 11: It is recommended that the Town follow all State guidelines and regulations relative to Town, public and private storage of salt and sand containing salt stockpiles and encourage owners of salt and sand piles to do a well water test for the property they are on to check for contaminants.

Policy 5: It is recommended that the Town coordinate with neighboring communities, regional and state resource agencies and local advocacy groups to protect shared critical marine and fresh water resources and reduce the impact of climate change.

Strategy 1: The Town should consider participating in local, regional and State efforts to monitor, protect and, where warranted, improve water quality and address the impact of climate variability.

Strategy 2: The Town should consider working with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways, at historic sites and in public parks.

Strategy 3: It is recommended that the Town in partnership with neighboring communities, the County and State identify needs for additional recreational and commercial access (which might include parking, boat launches, docking space, fish piers, and swimming access).

BMP Citizens Guide:

[mcgp_citizens_guide.pdf \(maine.gov\)](#)

BMP Field Guide for Contractors:

[esc_bmp_field.pdf \(maine.gov\)](#)

BMP Manual for Designers and Engineers:

[esc_bmp_engineers.pdf \(maine.gov\)](#)

BMP Stormwater Manuals:

[esc_bmp_engineers.pdf \(maine.gov\)](#)

[volume II March 2016 \(maine.gov\)](#)

[Microsoft Word - chapter 1 intro and cover May 2016.docx \(maine.gov\)](#)

BMP for Forestry:

[Best Management Practices for Forestry: Protecting Maine's Water Quality - Third Edition \(digitalmaine.com\)](#)

SECTION THREE

TOPIC AREA THREE: NATURAL RESOURCES – PART ONE

State Goal:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Inventory:

Introduction:

The natural resources of Nobleboro, especially its lakes and ponds, give it much of its character and have in the past supported much of its economy. Keeping growth in Nobleboro consistent with the opportunities and limitations presented by the natural environment will ensure that the Town retains its unique character. **(Refer to Companion Volume One – Maps: Maps Four and Five)**

Topography:

The twenty-four square miles of terrain that comprise Nobleboro are defined by low rolling hills interspersed with lakes, small ponds, streams, and a saltwater bay. With an elevation of 350 feet, Eugley Hill in North Nobleboro is the highest point of land in Town. The 4,500-acre Damariscotta Lake and The Great Salt Bay, the head of the Damariscotta River estuary, make up Nobleboro's western boundary. There are four smaller ponds and a network of streams elsewhere in Town. The topography, including ponds and land ridges, follows the underlying bedrock in a north-south orientation. **(Refer to Companion Volume One – Maps: Map Six and Seven)**

Lakes and ponds comprise about 1,800 acres of the Town (2.8 square miles) or 12 % of the Town's area.

Soils:

Soil characteristics in Nobleboro range from organic and water-deposited soils in low lying areas to a wide range of glacial deposits blanketing higher terrain. A Soil Potential Index of land suitable for development was created from an inventory of soil types (Soil Conservation Service, U.S. Department of Agriculture) coupled with the Soil Potential Ratings for low density urban development (Soil Survey Data for Growth Management in Knox and Lincoln Counties Maine, Soil Conservation Service). **(Refer to Companion Volume One – Maps: Map Eight)**

Nobleboro's 12,279 land acres are classified as follows:

- 3,360 acres (27.4%) as high potential for development soils
- 3,989 acres (32.4%) as medium potential for development soils
- 4,926 (40.1%) as low potential for development soils

Low potential soils are wetlands and other very poorly drained soils. Medium potential soils may be stony, shallow, or moderately poorly drained, while high potential soils are generally deep and well-drained.

Water Resources:

Groundwater and Flood Plains:

Bedrock aquifers are the groundwater source in Nobleboro as there are no gravel aquifers in the area. Most domestic water sources are from wells and springs. The Town does identify flood plains and does participate in the National Flood Insurance Program. The Town Flood Plain Ordinance is up to date currently. Floodplain Management webpage: (<https://www.maine.gov/dacf/flood/mapping.shtml>)

Lakes, Ponds, and Streams:

Portions of seven watersheds lie within the borders of Nobleboro. These include the Damariscotta Lake Watershed, the Damariscotta River Watershed, the Oyster Creek Watershed, the Pemaquid Pond Watershed, the Duckpuddle Pond Watershed, the Cooks Pond Watershed, and the Medomak River Watershed. Duckpuddle Pond drains into Pemaquid Pond so these two drainage systems are considered together. (**Refer to Companion Volume One – Maps: Maps Nine, Ten, Thirteen and Eighteen**)

Nobleboro Streams and Stream Crossings:

Streams are important habitat for fish and other wildlife. Eighty-five percent of wildlife species either live in or use riparian (water-related) habitats throughout the year to breed, travel, and find food and water.

In Maine, brook trout, alewives, elvers and other wildlife get “stuck” at decaying, undersized stream culverts. Sometimes culverts get ‘undercut’ by water flow and this results in a step-up for migratory fish and American eels. If the step is too great the animals are unable to move through the culvert. These problems can result in population declines and the loss of species.

[Maine Stream Habitat Viewer](https://webapps2.cgis-solutions.com/MaineStreamViewer/) (<https://webapps2.cgis-solutions.com/MaineStreamViewer/>)

Information regarding stream crossing continuity models and fish crossing barriers in Nobleboro can be found by opening the following link: [Nobleboro.pdf](#)

Individual maps, created by the Lake Stewards of Maine, for each of the lakes and ponds located in Nobleboro can be found by opening the following links:

Lakes of Maine

[Lakes of Maine - Lake Overview - Damariscotta Lake - Jefferson, Newcastle, Nobleboro, Lincoln, Maine](#)

[Lakes of Maine - Lake Overview - Pemaquid Pond - Bremen, Damariscotta, Nobleboro, Waldoboro, Lincoln, Maine](#)

[Lakes of Maine - Lake Overview - Duckpuddle Pond - Nobleboro, Waldoboro, Lincoln, Maine](#)

[Lakes of Maine - Lake Overview - Damariscotta Lake - Jefferson, Newcastle, Nobleboro, Lincoln, Maine](#)

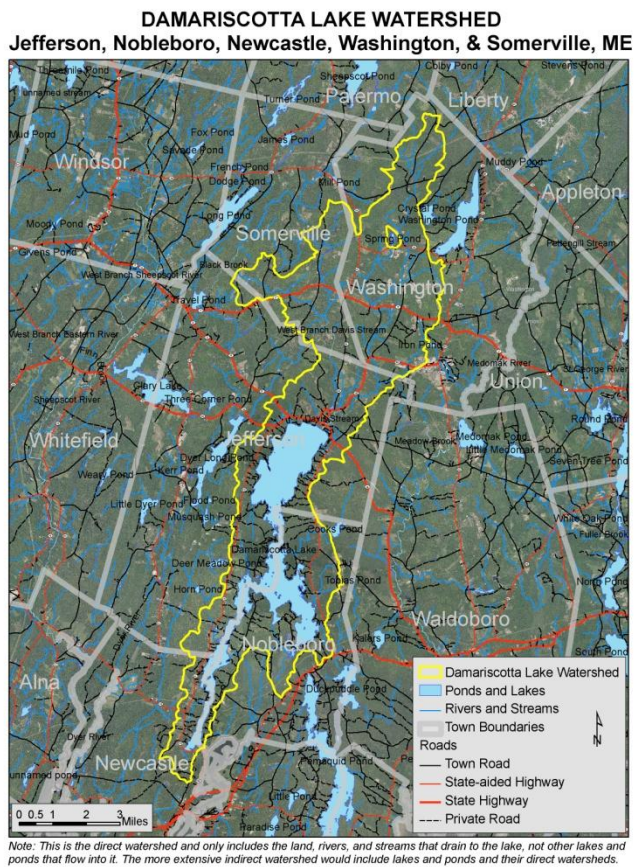
Damariscotta Lake Watershed:

Damariscotta Lake is divided into three major bays. The Great Salt Bay, which makes up the northern part of Damariscotta Lake, covers 2,144 acres and has a maximum depth of 114 ft. Nobleboro takes up 239 acres (0.8 percent) of the Bay's total drainage area. Muscongus Bay comprises the middle part of the Lake and is 1,483 acres and 58 feet deep. Nobleboro almost completely encompasses Muscongus Bay with about sixteen miles of shoreline and 4,047 acres

in drainage area. South Basin makes up the lower part of Damariscotta Lake and is 836 acres and 40 feet at maximum depth. The Department of Environmental Protection classifies all of the three basins as moderate/sensitive in water quality. Damariscotta Lake supports a cold-water fishery of togue and brook trout.

Damariscotta Lake is located within the Towns of Jefferson, Nobleboro, and Newcastle, while the watershed extends to include portions of Somerville, Washington, and Waldoboro. Apart from the immediate shoreline, there is relatively little concentrated development in the remainder of the watershed, with 6% of the total watershed being developed, based on Maine 2016 national land cover data. Most residential development is located close to major roads which intersect the watershed, and higher development pressure is located closer to population centers such as Jefferson. There are multiple agricultural properties adjacent to Damariscotta Lake, as well as lands cleared in the remainder of the watershed for agricultural production, with 6% of the total watershed used for conventional agriculture. The remainder of the watershed is undeveloped with significant blocks of evergreen and deciduous forest.

<https://www.lakesofmaine.org/lake-overview.html?m=5400&singleton>



Although the Eagle is no longer on the Endangered Species List, Nobleboro is home to three active nests. All are located within the Damariscotta Lake Watershed

The following link will take readers to the 2015 Damariscotta Lake Watershed Protection Plan:
<https://static1.squarespace.com/static/609dae6eda531953ec151cc6/t/61841490c30ab1077e6dcba2/1636045978183/Damariscotta-Lake-Watershed-Protection-Plan-Appendices.pdf>

Damariscotta River Watershed:

The Great Salt Bay is located at the head of the Damariscotta River Estuary. The Maine Legislature designated 515 acres of the 535-acre bay as Maine's very first "Marine Protected Area" in March 2002. It received this designation because of its undisturbed nature, its support of common and uncommon biodiversity, and its rich prehistoric and historic record. The Great Salt Bay is shallow, warm and brackish, different from the cold and salty offshore environment of the Atlantic Ocean.

Oyster Creek Watershed:

Oyster Creek, which is partly tidal, flows into the east side of The Great Salt Bay opposite the outlet of Damariscotta Lake. Oyster Creek drains the uplands on the west side of a ridge that separates the upper Damariscotta River Watershed and the Pemaquid Pond Watershed.

Pemaquid Pond/Duckpuddle Pond Watershed:

The Pemaquid Pond Watershed includes Tobias Pond (less than 10 acres), Duckpuddle Pond, and Pemaquid Pond. Duckpuddle Pond covers 242 acres, has a maximum depth of 23 feet and a volume of 3465.5 acre-feet. The pond drains an area of 8.56 square miles and supports warm water fish including Smallmouth Bass, White Perch, Yellow Perch, and Pickerel. Twenty-eight percent of the watershed of the pond is in Nobleboro. There is a wide wetlands area of about one and a half miles that connects Duckpuddle and Pemaquid Ponds. Pemaquid Pond has a surface area of 1515 acres, a maximum depth of 61 feet, a volume of 25,677 acre-feet, and drains 22.6 square miles. The lake is managed for cold water fish—specifically Brown Trout. About one third of Pemaquid Pond lies within Nobleboro. Both Duckpuddle Pond and Pemaquid Pond are classified as moderate/sensitive for water quality.

Cooks Pond Watershed:

Cooks Pond, located entirely within the border of Nobleboro, is approximately 60 acres in extent and has a maximum depth of 31 feet. Cooks Pond drains via Jones Stream westerly into Damariscotta Lake's Muscongus Bay. A water quality analysis was done by Lake and Watershed Resource Management Associates under the auspices of DLWA in 2002 and 2004. The pond is classified as moderate/sensitive for water quality.

Medomak River Watershed:

Approximately 200 acres of this watershed is in North Nobleboro.

**For more information refer to Companion Volume Two – Appendices: Appendix D
Nobleboro Watershed Boundaries: Companion Volume One – Map Eighteen**

Analysis:

The inventory of Nobleboro's natural resources indicates that they offer both opportunities and natural constraints to development. The large number of lakes and ponds and the saltwater bay attract recreational use and both seasonal and year-round housing. Keeping these water bodies in good shape will serve the Town in years to come.

The lakes and ponds in Nobleboro have been monitored for water quality for decades by Maine DEP. Midcoast Conservancy (formerly DLWA and others) has monitored Damariscotta Lake since 1977. Coastal Rivers Conservation Trust (formerly Damariscotta River Association and Pemaquid Watershed Association) monitor Duckpuddle Pond and Pemaquid Pond. These are all considered Nonpoint Source Priority Watersheds by the Maine DEP. This list names waters that have significant value from a statewide perspective but are either polluted or are at risk to

some degree. Damariscotta Lake is considered the highest priority because it is still designated as a public water supply. Additionally, it is listed as sensitive to continued development.

Over 130 invasive aquatic (i.e., hydrilla) and terrestrial plants (i.e., purple loosestrife) have been found to pose a threat to habitats and natural resources in Maine. In addition to plants, many other invasive species (i.e., pine borer) have been identified that pose a similar environmental threat.

Nobleboro has critical stream habitat that is crossed by roads and impacted to varying degrees by culverts. Coastal Rivers Conservation Trust and Midcoast Conservancy are poised to play a supportive role in designing and supporting projects to provide on-going protection or enhance the stream habitat such as inventory and planning, technical support, design, permitting, funding, construction and monitoring. Every effort should be made to follow StreamSmart principles when replacing stream crossings in Nobleboro. To learn more about StreamSmart visit: <https://maineaudubon.org/projects/stream-smart/>

Policy Development and Implementation Strategies:

Policy 1: It is recommended that the Town protect and manage its natural resources and landscapes, which are a great asset to the Town and its residents, and to encourage the resilience of our natural resources to changing climate and other environmental challenges.

Strategy 1: The Town should consider reviewing the land use ordinances every year to ascertain that they meet the goals of resource protection and to ensure that they are consistent with applicable state law regarding critical natural resources.

Strategy 2. Through local land use ordinances, the Town should consider requiring the Planning Board to include, as part of the review process, consideration of pertinent “*Beginning with Habitat*” maps and information regarding critical natural resources.

(<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/wildlife-legacy.html>)

Strategy 3: The Town should consider charging a fee, not to exceed \$1000 per project for construction, and/or excavation and ditching that disturbs soils in the shoreland zone and requires a building permit issued by the Code Enforcement Officer, to meet the costs of environmental review. The fee schedule established by the Select Board could be based on the total square footage of impervious surface created by any structure and/or driveway and on seasonal or year-round occupancy.

Strategy 4: It is recommended that any work done within the Shoreland Zone must have a DEP permit and an erosion control plan that is prepared and stamped by an engineering firm, before any Town permit will be issued.

Strategy 5: Per State law any work done in the Shoreland Zone must be performed by a contractor certified for erosion control and licensed by the Maine DEP.

Strategy 6: If any work is done to disturb the soil that is not permitted or performed by a certified contractor, both the homeowner and contractor will be fined an equal amount.

Strategy 7: According to state site law, any work that disturbs over one acre requires the homeowner and contractor to file for a Maine General Construction Permit. Any and all required permits must be submitted along with the required Town permit applications before the permit can be issued.

Strategy 8: It is recommended that applications for new development undertaken within 100 feet, or slope greater than 20% or with a ditch in the shoreland zone be reviewed and approved Nobleboro's Code Enforcement Officer (CEO) and when appropriate in consultation with the Planning Board..

Strategy 9: It is recommended that before and after photographs (digital images) must be submitted for all new structures and modifications to existing structures, as well as all new and/or modifications made to existing roads, driveways, turnarounds, parking areas and landscaping.

Strategy 10: A change in state statute was made in 2019 relating to Shoreland Ordinances. It now requires that municipal ordinances regulating the shoreland zone adopt language requiring that applicants within the shoreland zone provide pre-construction and post-construction photos of the shoreline vegetation and the developed site. In this part of the permitting process it is recommended that the Town update its Land Use Ordinances in order to comply with *38 M.R.S. § 439-A(10) Photographic record required.*

Strategy 11: It is recommended that permits be required for all tree cutting in the Shoreland Zone. The CEO is required to review the tree cutting project and flag the trees to be cut. Before and after photographs are required.

Strategy 12: The Town is encouraged to make its best effort to coordinate and cooperate with neighboring communities, regional and state resource agencies to protect shared critical natural resources.

Strategy 13: To provide on-going protection or enhance the stream habitat it is recommended that with the assistance of Midcoast Conservancy and Coastal Rivers Conservation Trust several steps be undertaken by the Town: inventory and planning, technical support, design, permitting, funding, construction and monitoring. Every effort should be made to follow StreamSmart principles when replacing stream crossings in Nobleboro.

Policy 2: It is recommended that the Town develop policies that will maintain and assure clean water in its lakes, ponds and in The Great Salt Bay.

Strategy 1: It is recommended that the Town follow State guidelines for nutrient loading.

Strategy 2: The Town should consider addressing stormwater run-off - which carries excess phosphorus that may cause algae blooms. For projects that disturb soil, leading to potential increased erosion, the Town will endeavor to develop erosion control standards: for the management of phosphorus loading within the shoreland zone of freshwater bodies and nitrogen loading in the shoreland zone for saltwater properties (<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/index.html> and <https://maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/index.html>)

Strategy 3: It is recommended that all projects involving work in the Town's Shoreland Zone or Stream Protection area have the project's design and plan submitted to the Maine Department of Inland Fisheries and Wildlife (ifwenvironmentalreview@maine.gov) and Maine Natural Areas Program (maine.nap@maine.gov) for formal review and comment.

Strategy 4: The Town should encourage continued participation in local and regional efforts to monitor, protect and, where warranted, improve water quality and with voter approval, continue to support MDEP, Coastal Rivers, MCC and other organizations in testing the water quality in the Town's lakes and ponds.

Strategy 5: It is recommended that the Town review water quality reports annually or more often as needed and take action to address concerns that are within the Town's power to influence and/or control.

Strategy 6: The Town should consider issuing building permits at a measured rate as recommended by the Code Enforcement Officer.

Strategy 7: The Town should encourage members of the farming community to practice nutrient management and manure storage according to state guidelines.

Strategy 8: It is recommended that a representative from the Town Select Board, Road Commissioner, CEO or their designee, be encouraged to attend an annual stakeholder meeting or additional meetings as needed with COASTAL RIVERS, MCC, NRCS, DEP, LCRPC and KLSWCD to discuss issues related to water runoff, nutrient sources and potential remediation strategies.

Strategy 9: It is recommended that the Town support the efforts of state agencies and local watershed associations, such as Midcoast Conservancy (MCC) and Coastal Rivers Conservation Trust (Coastal Rivers) in their efforts to control invasive species considered problematic in Nobleboro. For example, the boat launches at Vannah Road and on Pemaquid Pond have benefited from Courtesy Boat Inspector provided by MCC and Coastal Rivers.

Strategy 10: It is recommended that a Land Use Ordinance be adopted that requires a well-head be setback from a Town road a minimum of 25 feet. This change will minimize well contamination from road salt.

Strategy 11: It is recommended that the Town's Land Use Ordinances reference the State's current stormwater manual and continue to comply with the Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA section 420-d and 06-096 CMR 500 and 502)

Policy 3: It is recommended that the Town recognize that education, voluntary certifications and regional cooperation are the key to achieving the community's natural resource, climate and environmental sustainability goals

Strategy 1: The Town should consider distributing and/or make available information to those living in or near critical or important natural resources about applicable local, state, or federal regulations and current use tax programs.

Strategy 2: The Town should encourage the promotion of educational programs and resources at Town events such as Applefest and the Damariscotta Mill Fish Ladder Restoration Festival, by conservation groups, councils, local and State agencies.

Strategy 3: It is recommended that the Town suggest that residents, developers, farmers, loggers, landscapers and contractors consult with organizations such as the Midcoast Conservancy, Coastal Rivers Conservation Trust, University of Maine Cooperative Extension and the Knox-Lincoln Soil and Water Conservation District for independent guidance on best practices, how to comply with regulations, and effective ways to resolve stormwater runoff, implement soil conservation, and other environmental, climate or conservation issues.

Strategy 5: The Town should consider initiating and/or participating in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources and the Maine Team Survey Program. The following link will take readers to the Stream Survey Manual ([cov.#1.indd \(maine.gov\)](#))

SECTION THREE; TOPIC AREA THREE – PART TWO HABITATS, CRITICAL NATURAL AND SCENIC RESOURCES

State Goal:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Inventory:

This section is focused on the resources that provide the background character of Nobleboro. It is the wildlife—alewives, eagles, osprey, deer and others—and the land and water habitat that support that wildlife, which are an integral part of what makes Nobleboro a unique place. The places that attract wildlife such as The Great Salt Bay, Nobleboro's lakes and ponds, forested areas and agricultural fields serve as wildlife habitat as well as scenic resources. Taken together, the wild and open places of Nobleboro attract wildlife as well as people seeking a rural lifestyle.

The Maine Department of Inland Fisheries and Wildlife has recorded a number of significant wildlife habitat areas and other critical natural features on developable land in Nobleboro. **Refer to Companion Volume Three – Maps: Maps Ten and Twelve.** Specifically, the identified areas include wetlands, deer wintering grounds, wading bird and waterfowl habitat, large tracts of undeveloped land that serve as undisturbed wildlife habitat, and other areas related to natural communities and features on developable land.

Wetlands:

There are fourteen significant inland wetlands that have been identified by the Nobleboro Planning Board. These wetlands are included in the "Resource Protection District" as defined on pages 54-56 of the *Town of Nobleboro Land Use Ordinances*. The wetlands, ranging in size from 1.6 to 155 acres, total approximately 605 acres. **Refer to Companion Volume Maps – Maps: Maps Nine, Ten and Thirteen.**

Wetlands in Nobleboro are found on the periphery of the major waterbodies such as Damariscotta Lake's Muscongus Bay (south end) and on the western side of Pemaquid Pond. Smaller wetlands exist on the northern end of Duckpuddle Pond and on the upper west side of Cooks Pond. In addition, a large wetland connects Duckpuddle Pond and Pemaquid Pond. The exact area of these wetlands varies seasonally. Wetlands provide important waterfowl habitat.

Wildlife Habitat:

Aquatic

Alewives, blueback herring, striped bass, eels, and smelts migrate seasonally in the water bodies of Nobleboro. Smelts, alewives, and eels are fished commercially. Alewives have had a significant impact on Nobleboro in a variety of ways. They possess a colorful history, provide a significant economic contribution and are an interesting tourist attraction. Cook's Pond, Muscongus Bay on Damariscotta Lake, Pemaquid Lake, and Duckpuddle Pond are considered freshwater recreational fishery areas.

Avian

The tidal waters of The Great Salt Bay are important waterfowl habitats. Represented species include Canada geese, several varieties of ducks, and loons. These waterfowl are also seen on various lakes in Town. Other species that utilize the bay and freshwater habitat include herons, osprey, and eagles.

The traditional bald eagle nesting area in Damariscotta Mills is still active. There are two nest trees on either side of the Nobleboro/Newcastle line. In 2006, a second pair of bald eagles nested about three miles to the north of the original site on an island in the South Arm of Damariscotta Lake (Hoe Island). **A third nest is located at the head of Musgungus Bay.** Although the bald eagle is no longer on the endangered species list their nesting locations continue to be regulated by the US Fish and Wildlife Service under the Bald and Golden Eagle Protection Act.

Terrestrial

Deer, bears and moose live within the Town's boundaries as do many medium and small mammals including coyote, fox, raccoon, porcupine, and beaver. Wild turkeys also wander the woods and fields throughout the Town.

Deer yards were mapped by "*Beginning with Habitat*" in the extreme northeastern corner of Town near Cooks Pond.

Flying Insects

Nobleboro is also home to two rare damselfly species, the scarlet bluet and the New England bluet-SGCN, a rare, small dragonfly for which there are special habitat concerns. New England bluet habitat is noted in the vicinity of the heath near Vannah Road.

Refer to Companion Volume Three – Maps: Maps Twelve and Fourteen.

Scenic Resources and Open Space:

The Town's scenic resources include both the natural and cultural features of the landscape. Natural resources include the Town's lakes and ponds, agricultural fields, and forested areas while the historic villages, cemeteries and other vestiges of the Town's history represent the cultural scenic resources.

For more information refer to Companion Volume Two – Appendices: Appendix F

Analysis:

The available of high-quality habitat for plants, animals and fish is essential to maintaining abundant and diverse populations for ecological, economic, and recreational purposes. Nobleboro is home to several critical and important natural resources, including waterfowl and wading birds, tidal waterfowl and wading bird habitats and Mixed Saltmarsh, a vulnerable wetland of special significance.

Nobleboro is also home to the Northern end of The Great Salt Bay Focus Area of Ecological Significance. It is one of 140 such areas in the State designated because it is an area of exceptional ecological value and habitat types. A description of The Great Salt Bay Focus Area can be found by opening the following link:

<https://www.maine.gov/dacf/mnap/focusarea/saltbayfocusarea.pdf>

Habitats, critical natural resources, and scenic resources do not simply offer opportunities and limitations to development; they are the features that are critical to the Town's

character. Wetlands and other wildlife habitat are home to wildlife that is an integral part of a rural landscape. Scenic resources, both natural and cultural, are the foundation of how the Town looks both to residents and to those who visit seasonally. Protecting these aspects of the Town is a key component of retaining the Town's character. Without careful planning, development within the next ten years could impact these resources.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town protect and manage Nobleboro's critical natural resources, landscapes, and ecologically important habitats, and encourage the resilience of our natural resources to changing climate and other environmental challenges.

Strategy 1: The Town should continue to review development projects for impacts to wetlands, natural resources and other critical habitats. The Town may charge a nominal environmental impact fee for development in the shoreland zone of lakes and ponds that would be used to support this process. **Refer to policies and strategies in Chapter 9 - Natural Resources**

Strategy 2: The Town should consider reviewing, on an annual basis, land use ordinances to ensure that they are consistent with applicable state law regarding critical natural resources, habitats and climate action policies.

Strategy 3: The Town should encourage coordination with neighboring communities, regional and state resource agencies and conservation associations to protect shared critical natural resources and habitats.

Strategy 4: It is recommended that the Town participate in interlocal and regional planning, management, and/or regulatory efforts around shared critical and important natural resources and climate action.

Strategy 5: The Town should consider pursuing public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.

Policy 2: It is recommended that the Town protect scenic resources, open, green spaces, habitat connectivity and corridors.

Strategy 1: The Town should consider creating an inventory of and, with the assistance of local conservation and historical associations (MCC, COASTAL RIVERS, NHS), monitor the health of scenic resources, including both natural and cultural scenic resources.

Strategy 2: The Town should consider identifying important areas and endeavor to create guidelines and a comprehensive plan to protect and preserve scenic resources and open, green spaces.

Strategy 3: The Town should consider aligning Nobleboro's land use policies to support the State's "*Beginning with Habitat Program*", particularly habitat connectivity.

Strategy 4: The Town should encourage the promotion of educational programs and resources at Town events in an effort to educate the community members with respect to protecting habitat. **Refer to: Section 9, Policy 3, Strategies 2 and 3.**

<https://www.invasivespeciesinfo.gov/us/maine> - National Updates on invasive species in Maine

https://www.maine.gov/portal/about_me/invasives.html - Invasive Species overview and portal for State of Maine

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/index.html> – Building with Habitat, Natural Resources maps and information showing the locations of valuable plant and animal habitats.

SECTION THREE – TOPIC FOUR: AGRICULTURAL AND FOREST RESOURCES

STATE GOAL:

To safeguard the Town's agricultural and forest resources from development which threatens these resources.

Inventory:

Introduction:

Agriculture and forestry were once the dominant industries in Nobleboro. They still are important industries in Town, both in terms of employment and their scenic character. As Table One demonstrates, agricultural land still makes up a significant percentage of the Town's land acres.

Table One– Nobleboro Agricultural Land, Land in Tree Growth, Lakes and Ponds

Land Designation	# of acres	% of town	% land acreage
Agricultural Land	800	6.5%	8%
Forested Land	4,000	33%	38%
Lakes and Ponds	1,800	15%	-
Land Acreage	10,479	85%	-
Total Acreage	12,279	100%	-

Agriculture:

Nobleboro has a long farming tradition, and there are a number of viable family farms in operation today. There are currently approximately 800 acres in agricultural use, of which 308 acres are used for the production of crops and the remaining 492 are used for hay and pasture. There are two active large vegetable farms in Town, and a few small ones including Switchback Farm and Wanderwood, a new eco-tourism farm to table concept that grows specific crops. Other agricultural products include beef, pork, honey, maples syrup, Christmas trees, and blueberries. **Refer to Companion Volume One – Maps: Map Fifteen.**

Forestry:

Forestry has been a larger industry in Nobleboro than agriculture, but the continued loss of paper mills, and the growth of vegetable farming appears to be shifting that Town employment dynamic. Timber cutting permits are issued with the intent of “preventing unsightly conditions along roadsides after logging operations, and to protect abutting properties from accumulated slash along their boundaries”. However, permits - filed for each harvesting episode - are only required when cutting takes place on land not owned by the harvester, or if the landowner is selling the wood harvested. In the past ten years 147 timber harvesting permits were issued totaling 1,450 acres, for a yearly average of 14.7 permits @ 9.9 acres each. The Town has approximately 4,000 acres of forest land with 580 acres in tree growth conservation, and 607 acres in farmland tree growth. **Refer to Companion Volume One – Maps: Map Sixteen.**

Forestry resources are often located on small parcels and cut wood is used for both firewood and lumber. There is one active sawmill in Town.

Open Space – Protecting Nobleboro’s Farmland and Forestry Resources:

Nobleboro’s agricultural lands and forests create a scenic rural landscape in much of the Town. The 2020 Nobleboro Comprehensive Plan Survey showed that only 38% of polled residents believe Town forest is adequately protected, and 42% felt the same about Town agriculture land. This supports the 2007 data that Nobleboro residents do not want to see residential development completely overtake Town fields and woodlots. In recent years, forested and residential acreage has grown at the expense of hay fields, cropland, and pasture.

Some agricultural and forested lands have been protected through conservation easements. There are presently 14 parcels totaling 580 acres in tree growth with 8 parcels of 303 acres in dedicated conservation.

Conditions and Trends:

Nobleboro has two large farms located on the Upper East Pond Road that converted from dairy farming to hay, beef, and vegetable farming. This transformation has greatly increased their seasonal employment levels and provided fresh produce to the local area. There is another large farm on the East Pond Road that converted from Dairy farming to hay and beef production. Small family farms, many organic, often sell excess vegetables, eggs, beef or maple syrup, but generally do not produce enough income to benefit from farmland tax incentives or sustainability. Nobleboro does have several small seasonal farm stands. Small organic farmers participate in area farmers markets as vendors. One neglected family farm has been turned into an eco-tourist business. Farm products (vegetables, eggs) are sold to guests, on-line and used in food preparation for events.

Spear’s Farm Stand located on Center Street is a seasonal operation that participates in the Community Supported Agriculture and Senior Farm Share programs. Residents can and do travel to other area locations (Damariscotta, Waldoboro, Wiscasset, Jefferson) to experience and make purchases at local farmers markets. During the summer months Healthy Lincoln County and the Lincoln County Gleaners stock Community Share Tables with local produce. The motto is “*take what you need (for free), leave what you can*”. At the present time Nobleboro does not have a community garden.

Analysis:

Agriculture and forestry, once the dominant industries throughout most of Nobleboro, have gradually changed. Forestry has changed drastically due to the decline of paper mills but continues to supply the need for firewood and building lumber. Agriculture has evolved from dairy farming to hay, beef, and vegetable production. Acreage is often more valuable for residential development than for farming and forestry. Yet, Nobleboro’s rural character is derived, in large part, by the look of the Town’s forests and fields.

At the present time the Town does not have any public woodlands under management. The Town does own some woodland which is located on the school lot. This parcel might be used for future expansion. Nobleboro’s Planning Board approved (February 2022) an application to build a commercial solar farm on a 44-acre woodlot that will clear cut less than 5 acres due to wetland and setback restrictions. Its impact on the community is considered minimal because the solar farm will be screened by vegetation and has DOT right of way access restrictions.

New housing development has encroached on traditional farming and forestry lands. Except for conserved or previously developed properties, new building development must be located on market driven available lots that comply with the Town's and State's land use requirements and guidelines. Nobleboro's 2020 Comprehensive Plan Survey showed 85% of the Town's residents support the present residential growth rate, with a 96% approval of Nobleboro's designated growth areas. Nobleboro's building permit process follows all state and Town regulations and ensures that our Code Enforcement Officer is certified and current with all present laws and ordinances.

Nobleboro supports area vegetable farms by purchasing produce for Nobleboro Central School's breakfast and lunch program. Local farmers also participate in the Lincoln County Gleaners program which provides fresh produce for local food pantries and Healthy Lincoln County's free share tables.

The Town uses tree growth and agricultural tax incentives, along with private land trusts to protect its farm and forestry from development. It is in Nobleboro's interest to protect its agriculture and forestry industries and the lands associated with them. Without proper procedures, water quality and soil conservation can be negatively impacted, with long-term consequences.

Policy Development and Implementation Strategies:

Policy 1: To safeguard land identified as prime farmland it is recommended that the Town encourage the preservation of farm fields and pastureland.

Strategy 1: The Town will support the economic viability of family farming by encouraging farmers and other owners of arable lands to participate in the State Farm and Open Space "current use" taxation programs.

Strategy 2: The Town is encouraged to consult the staff of the Knox-Lincoln County Soil and Water Conservation District when developing any land use regulations pertaining to agricultural management practices.

Strategy 3: The Town is encouraged to work with and seek assistance from land trusts to protect farmland with scenic character through the donation of conservation easements.

Strategy 4: The Town should consider encouraging increased awareness of agricultural resources and programs such as the Lincoln County Food Council, the University of Maine Cooperative Extension, Healthy Lincoln County, local or regional economic development plans and MOFGA each of which support growing, preserving and "eating local" to provide healthy food to all residents, including those community members who are food insecure.

Strategy 5: The Town should consider encouraging farmers, homesteaders, eco-tourism operations and other community organizations to become involved with local, State and global food systems and food economies.

Strategy 6: The Town is encouraged to ensure Nobleboro's food security by encouraging an increase in local food production and by establishing partnerships with local food pantries, food bank farms (Twin Villages Food Bank Farm and Veggies to Tables), Farms at the Y, Healthy Lincoln County (SNAP Ed) and the Lincoln County Gleaners.

Strategy 7: The Town should consider researching potential guidelines for managing non-residential development, such as solar farms, windmills and cell towers in critical habitat and scenic areas to encourage responsible eco-friendly use.

Policy 2: The Town will encourage managed timber harvesting practices to ensure that the Town's forests retain their character and to ensure environmental violations in timber harvesting are minimized.

Strategy 1: The Town should encourage professional forest and best woodlot management practices through the use of foresters and forest-management plans. Mechanisms to encourage professional forestry include providing forestry information at the Town office.

Strategy 2: The Town should consider monitoring all timber harvesting operations to gather information on total acres harvested and timber harvesting practices employed in all harvesting operations.

Strategy 3: The Town should consider consulting with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.

(<https://www.mainelegislature.org/legis/statutes/12/title12sec8869.html>)

Strategy 4: Nobleboro should ensure the use of Best Management Practices when constructing access roads for timber harvesting in the shoreland watershed zones to minimize exposed soil washing into streams, lakes, and ponds.

Policy 3: It is recommended that the Town adopt safe, sustainable and environmentally friendly farming and forestry practices in order to safeguard groundwater flowing through farmlands and forests with the potential of adversely affecting wells, streams, ponds and lakes.

Strategy 1: The Town should encourage farmers to be mindful of their presence within several watershed areas and that this presence influence their use of substances that will compromise the ground water that runs into the wells, streams, ponds and lakes within our Town.

Policy 4: It is recommended that the Town revise existing and/or adopt new Land Use Ordinances to protect agriculture and forestry lands from commercial development

Strategy 1: The Town should consider reviewing and revising its Land Use Ordinances to protect agricultural and forest land from large commercial development including solar farms, windmills and communication towers.

SECTION THREE – TOPIC AREA SIX: POPULATION AND DEMOGRAPHICS

State Goal:

Under the Comprehensive Plan Review Criteria, there is no “State Goal” with regard to “Population and Demographics.”

Inventory:

Historical Trends

Nobleboro’s population was probably at its highest in the mid-nineteenth century, with a peak population of 1,838 as recorded in the 1860 census. Population fell to less than 600 in 1930 and has been rising ever since.

Lincoln County is the 14th largest county in Maine. According to 2021 [United States census](#) projections Lincoln County’s estimated population is 35,104 with a growth rate of 0.67% in the past year. The County’s 2010 population was 34,385 and has seen a growth of 2.09% since this time. Maine’s total population is projected to increase by 0.4% from 2016 to 2021

Nobleboro’s population is currently growing at a rate of 0.66% annually. Its population has increased by 2.01% since the previous census, which recorded a population of 1,642 in 2010. In 2021 Nobleboro reached its highest population level at 1,675 citizens. Nobleboro’s year-round population has almost doubled just since 1970. State data projections indicate that between 2018 and 2038 Nobleboro’s population will increase by 4.2% (Appendix–Chart 1).

Current Demographic

As of the 2010 census, there were 1,643 people in 715 households in Nobleboro. The population density was 85.3 people per square mile. Of the 715 households, the average household size was 2.3 and the average family size was 2.75. In 2018 in Lincoln County the average household size was 2.17, in Maine 2.33. Household size in Nobleboro remained the same.

TABLE TWO - NOBLEBORO YEAR-ROUND POPULATION, 1950 - 2021

Year	Population
1950	654
1960	679
1970	850
1980	1,154
1990	1,455
2000	1,626
2010	1,643
2020	1,652
2021 ⁽¹⁾	1,675
<small>(1)US Census projections07-22-2021</small>	

TABLE THREE – NOBLEBORO YEAR-ROUND HOUSEHOLD DISTRIBUTION 2010

Household Type	Percentage
Married couples	62.9
Non-families	34.0
Children under the age of 18	25.5
Individuals	25.9
Living alone 65 years of age or older	11.5
Female head of household	8.8

At the time of the 2010 US Census the median age in Nobleboro was 46.2 years, 48.1 years in Lincoln County, throughout Maine 42.8 and the United States 37.4. The gender makeup of the Town was 49.5% male and 50.5% female. By 2021 Nobleboro's median age had risen to 50 years, 49.2 years for males, and 50.6 years for females. Nobleboro, Lincoln County and Maine's population continues to age more rapidly than the nation's population. Nobleboro also has one of the largest proportions of people less than 19 years of age at 21.8%, one of the highest percentages in the State.

TABLE FOUR - NOBLEBORO YEAR-ROUND AGE DISTRIBUTION 2010

Age Classification	Percentage
UNDER THE AGE OF 19	21.8
20-24	4.6
25-44	20.3
45-64	34.3
OVER 64	19.0

Seasonal Population

The U.S. Census does not record seasonal residents so there is no simple way to determine how many people reside in the Town during the warm months. Most seasonal residents own cottages on one of the Town's lakes. Other people come to stay in one of the Town's two campgrounds or at Camp Kieve, a summer camp for young people on Damariscotta Lake. It is possible that the Town's population doubles during the warm season. As long-term seasonal residents move into their retirement years, they tend to convert seasonal cottages into year-round properties adding to the Town's population growth

Educational Attainment

According to 2021 US Census estimates, 94.4% of Nobleboro's residents are high school graduates or higher which is about the same rate as Lincoln County (93.1%) and Maine (92.6). 32.9% of the Town's residents hold a bachelor's degree or higher which is about the same rate as in Lincoln County (33.5%) and Maine (31.8%). **Refer to Companion Volume Two – Appendices: Appendix A – Charts 4 and 5**

Additional Demographic Information (census reporter 2021 and citydata.com 2019)

Currently 181 Veterans (13%) live in the Town, 166 Males and 15 females. This is approximately 10% higher than the rate in Lincoln County (11.5%) and 1.4 times the rate in Maine (9.6%). 6.8% of Nobleboro's residents are foreign born which is more than double the rate in Lincoln County (2.7%) and almost double the rate in Maine (3.6%).

95% of Nobleboro's adult residents speak English at home. In terms of geographic mobility 6.8% of Nobleboro's community members have moved since the previous year, about three-fifths of the rate in Lincoln County (11%) and about half the rate in Maine (13.4%). 93% of the Town's residents remained in the same home. In 2019 8.6% of Nobleboro's residents lived below the poverty level and 10.9% had incomes that fell below the poverty level. 9.6% of Nobleboro's youth live below the poverty level and 3.8% of residents over 75 years of age are considered very poor. Ethnically the Town is considered 98.4% white (Chart 5).

Analysis

The Town of Damariscotta serves as Nobleboro's primary service center. Residents from North Nobleboro tend to view Waldoboro and Rockland as their community's service centers. There are no major employers in Nobleboro. If the growth patterns of the last two decades continue, Nobleboro can expect the year-round population to increase by only one percent in the next decade. However, real questions exist in regard to the impact in Nobleboro of COVID-19 related relocations to the area. We have only limited anecdotal observations regarding this factor so we cannot offer any reasonable estimate of its effect on Nobleboro's population.

The high percentage of young people in the community may have an impact on school enrollment and affordable housing options. On the other end of the spectrum the Town's population continues to age at a rapid pace. An older population will place different demands upon the community especially with respect to housing, healthcare, emergency services, and recreation. Working towards becoming a livable, lifelong, age friendly community will benefit both of these age groups.

A review of the 2020 Community Input Survey shows that residents want to maintain Nobleboro's small rural community feel while being forward thinking in supporting issues such as the environment/climate change, alternative energy sources and broadband connectivity.

The Nobleboro Comprehensive Plan Update Committee recommends that Town Officers remain aware of these factors and continue to stay current on trends that are important to inform policies under the Housing, Public Facilities and Services, Economy, Fiscal Capacity and Capital Planning, Transportation, Lifelong – Livable Community and Future Land Use Chapters of the plan.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town monitor changes in population and demographics and respond with strategies that should continue to support the Town's rural character.

Strategies:

Although no specific strategies are needed to keep the Town's population growing at a moderate rate, to plan for orderly growth and development throughout the community, and to respond to changes in Nobleboro's population, the Town should reexamine population projections, tempered by local observations, every 5 years, and after the 2020 Decennial Census as more data becomes available, and re-evaluating comprehensive plan policies and/or strategies in response to any significant changes.

Additionally, the Town should continue to adapt and revise the Town's municipal facilities and services to respond to changes in the population characteristics

SECTION THREE - TOPIC AREA SEVEN: ECONOMY

State Goal:

Promote an economic climate that increases job opportunities and overall economic well-being.

Inventory

Historical Trends

Nobleboro has always been a rural Town and agriculture and forestry have, until recently, been the dominant industries. Historically, Damariscotta Mills was a notable exception because the falls at the outlet of Damariscotta Lake powered mills that served as a focus for industry as well as for population. Alewife harvesting at Damariscotta Mills was of economic importance to the Town as late as the 1950s.

During the latter half of the twentieth century, agriculture and forestry declined in importance but both industries continue to play a role in Nobleboro's economy. In Damariscotta Mills, the use of falls for the generation of hydroelectric power in the early twentieth century signaled a decline in the economic importance of that part of Nobleboro. Some businesses were established along U.S. Highway One after its construction in the 1960s. A few businesses have always been located in Nobleboro Center while others were widely scattered throughout the Town.

Current Conditions

Today, Nobleboro is primarily a rural residential community with only a few areas where businesses are close together. Camp Kieve is the only company in Nobleboro that employs more than 50 people. There are over 40 small entrepreneurial businesses in diverse locations around Town. This is nearly 50% reduction in businesses listed in Nobleboro. As Nobleboro's population continues to grow, the number of small entrepreneurial businesses will also increase. The rate of unemployment is low and fairly steady.

There is no dominant industry in Nobleboro and in surrounding Lincoln County. Lincoln County is primarily rural and has the second lowest workforce population of all counties in the state. As with other coastal areas, tourism is an important element of the county's economy and the population of Lincoln County, including Nobleboro, increases significantly during the summer months.

Businesses in Nobleboro

Currently, forty-five (45) businesses are listed in Nobleboro - thirteen employing five or more people, and the remaining twenty-eight with fewer than 5. The majority of Nobleboro business are classified as "service activities" that provide goods and services locally, putting local dollars back into recirculation.

The largest employer in Nobleboro is located on Damariscotta Lake. Other larger businesses in Town are located along the U.S. Highway One corridor while the majority of smaller businesses are widely scattered around Town. This decentralized distribution of small businesses is cost-effective for the business owners as the operating expenses are less than along major arteries such as U.S. Route 1.

Seventy-four (74) Nobleboro businesses had employees in 2020. These businesses employed 287 people. The average weekly wage in 2020 was \$1,137

Retail Services

Since 2006, Nobleboro has been a part of the Waldoboro Labor Market Area (LMA) which includes Alna, Bremen, Bristol, Damariscotta, Friendship, Jefferson, Monhegan Plantation, Newcastle, Nobleboro, South Bristol, and Waldoboro. Waldoboro provides the closest shopping for residents of North Nobleboro.

Economic Development Planning

While the Town has identified preferred development areas, at the present time the Town does not have a specific economic development plan. Nobleboro residents participate in the development of regional plans, such as the Lincoln County Regional Planning Commission's 5-year Strategic plan and the "*Damariscotta Heart and Soul*" Economic Development Project.

Trends in Labor Force and Occupation/Industry

Civilian Labor Force

According to the 2018 data, the majority of Nobleboro residents were employed in education (248 residents), followed by Sales/Office work (185), Construction (160), Service Industry (147) and Material Processing (97). The employment level in Nobleboro is steady and is expected to remain so. The unemployment level has fallen from 6.5% in 2010, to 2.2% in 2019. During 2020, due to COVID-19 implications, the rate increased to 4.7%. The employment level in Nobleboro has been steady and is expected to remain so.

TABLE FIVE - CIVILIAN EMPLOYMENT AND UNEMPLOYMENT IN 2010 & AUGUST 2020

Employment Status	Nobleboro		Lincoln County		Maine	
	2010	2020	2010	2020	2010	2020
Civilian Labor Force	950	920	17,186	16,970	697,832	676,547
Employment	888	877	15,834	15,516	638,984	639,759
Unemployment	62	43	1,352	870	56,848	36,788
Unemployment Rate	6.5%	4.7%	7.9%	5.3%	8.4%	5.4%
<i>Source: Maine Department of Labor</i>						

Trends in Non-Farm Wages and Salaries

Both male and female full-time, year-round workers earned less in Nobleboro than the statewide average. However, smaller family size and an older population with more transfer payment income (like Social Security and pensions) resulted in a higher per capita income, median household income, and median family income in Nobleboro compared to other Maine communities.

TABLE SIX- MEDIAN EARNINGS, NOBLEBORO AND MAINE

Demographic	Nobleboro	Maine
Male (full time, year round)	\$32,104	\$32,372
Female(full time, year round)	\$24,107	\$24,251
Per capita income	\$30,855	\$31,253
Median household income	\$61,442.	\$55,425
Median family income	\$46,838	\$45,179
<i>Source: Maine Department of Administrative and Financial Service, 2019</i>		

The Nobleboro per capita income is lower than in Lincoln County, but the median household income is higher, again because of the other transfer payment income.

TABLE EIGHT- INCOME CHARACTERISTICS: NOBLEBORO AND NEARBY TOWNS

Community	2018 Per Capita Income ¹	2018 Median Household Income ²	% Persons below Poverty Level (2000) ²
Maine	\$31,253	\$55,425	7.9%
Lincoln County	\$32,400	\$55,180	7.7%
Nobleboro	\$30,855	\$61,442	6.3%
Bremen	\$31,087	\$64,583	7.9%
Bristol	\$37,879	\$60,365	7.6%
Damariscotta	\$32,794	\$52,941	11.2%
Waldoboro	\$25,909	\$42,917	12.2%
Newcastle	\$44,996	\$71,250	1.2%
Jefferson	\$24,846	\$57,529	5.5%
South Bristol	\$46,753	\$56,979	7.2%
<i>Source: Maine Department of Administrative and Financial Service, 2019</i>			

Analysis

In general, Nobleboro residents would like to see little change in their community—they do not want to either encourage or discourage economic development. Residents would like to see any major commercial/industrial activity largely confined to the U.S. Highway One corridor. In addition, residents would like to see the decentralized pattern of small business activity continue and thrive.

The Town's economic priorities are to keep taxes low while maintaining the rural beauty of the Town. Home businesses have increased over the years thanks to expanding broadband availability. Town sewer and water is not available requiring private septic systems for wastewater and water systems. The Town is too loosely populated for Town water and wastewater services. Currently three phase power is limited to growth areas within the Town. Town's Broadband Committee is developing proposals to enhance broadband access in unserved and underserved areas of the Town as another way to provide both commercial and residential users to high speed internet access for new business activities, including home based, remote employment and educational opportunities.

As a predominantly rural Town, Nobleboro has seen little industrial/commercial development in the past few decades. However, the few centers of development are considered to be the prime locations for continued growth. Based on current business locations and with consideration for the future, the following three locations are suggested for retail/commercial/industrial activity:

- Within the Mixed-Use Village Area along Back Meadow Road and Center Street: there is the possibility of village expansion to create a village, including sidewalks. This area would be particularly conducive to retail development.
- In the area of Mixed-Use/Commercial Development along U.S. Highway One from Winslow Hill to the Waldoboro Town line: Commercial development in this area is the most desirable.
- Along U.S. Highway One from the Damariscotta Town line north to the Winslow Hill Road: The Department of Transportation will not permit new curb cuts north of the Damariscotta Town line to Winslow Hill Road, however, so any development would be accessed from side roads.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town manages economic development that keeps pace with moderate population growth. To the extent possible, development will be in keeping with the character of the Town.

Strategy 1: The Town should consider encouraging proposed retail/commercial activity in the vicinity of Nobleboro Center as well as proposed retail/industrial/commercial activity along U.S. Route 1.

Strategy 2: The Town should consider encouraging small business activity in diverse locations throughout Town (with regard for retaining the character of residential neighborhoods. **Refer to Companion Volume – Maps: Maps Seventeen and Twenty-Three**

Strategy 3: The Town should enact or amend local ordinances to reflect the desired scale, design, intensity, density and location of future economic development.

Policy 2: It is recommended that the Town encourage the continuation of rural and resource-based activities such as forestry and farming and other activities that do not change the rural character of the community.

Strategy 1: The Town should consider supporting the type of economic development activity the community desires, reflecting the community's role in the region.

Strategy 2: It is recommended that the Town make a financial commitment, if necessary, to support desired economic development, including needed public improvements such as broadband connectivity.

Strategy 3: If appropriate, the Town should assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative or other.)

Strategy 4: If public investments are foreseen to support economic development, the Town should identify the mechanisms to be considered to finance these public infrastructure investments (local tax dollars, creating a tax increment financing district, a community development block grant or other grants, bonding, impact fees, etc.)

Strategy 5: The Town is encouraged to coordinate with regional development corporations and surrounding Towns as necessary to support desired economic development

SECTION THREE – TOPIC AREA EIGHT: HOUSING

State Goal

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Inventory

Historical Trends

Historically, Nobleboro consisted of several outlying villages, such as Harrington Corner, Winslow Hill, and Glendon, anchored by the more developed villages of Damariscotta Mills and Nobleboro Center. Overall, however, most homes were distributed along Town roads, reflecting the primarily agricultural economy of Nobleboro. Even up to the early 1970's, with the exception of seasonal home development on West Neck, Morang Cove, and the Narrows, most new residential construction was widely dispersed along Town roads.

Since 1970, much of the new development has consisted of seasonal and year-round homes on Damariscotta Lake, Pemaquid Pond, and Duck Puddle Pond. However, a significant and growing component of new year-round housing consists of infill development, especially in areas formerly used for agriculture. For example, the number of homes on Lower Cross Road, West Neck Road and Duck Puddle Road increased by 200-400% between 1973 and 2001 while residences have at least doubled on almost all other Town roads during this same period. In addition, during that span, new roads were constructed to support more concentrated developments near Evergreen Estates Road, Cushman Road, Hutchins Road, and Palmer Hill Road. Recent new development has occurred on Burma Road, Pine Ridge Road, Narrows Road, and the Heath Subdivision off Center Street.

Current Conditions

Composition of Housing Units

There are currently approximately 1,188 housing units in Nobleboro. The Town saw an increase in housing of 171 units between 2000 and 2010, and 97 units between 2010 and 2020, with an average family size of 2.63 persons. There are now 955 households in Nobleboro with single units making up 75.8% of housing structures.

Housing in Nobleboro is primarily composed of single-family detached homes. The Nobleboro property tax data records indicate that 836 units (70.4%) were single family homes. There were seven duplex units (1.2%), six 3–4-unit dwellings (2%), three 5–9-unit dwellings (1.4%), and sixty-four mobile homes (5.4%).

Of the 1,188 housing units in Nobleboro, identified by the Town Tax Assessor records in 2021, 955 (80.4%) were occupied and 233 (19.6%) were specified as seasonal, recreational or occasional use dwellings.

TABLE NINE - NOBLEBORO HOUSING UNITS
(based upon information provided by the Town assessor September 2021)

Type of Housing Unit	Number	Percent
One- family Homes	836	70.4%
Duplex Units (7)	14	1.2%
3 to 4 Units (6)	24	2.0%
5 to 9 Units (3)	17	1.4%
Mobile Homes	64	5.4%
Sub Total (households)	955	80.4%
Cottages (in shoreland zones, not year-round residences)	233	19.6%
Total	1,188	100.0%

Age of Housing Units

The age of housing units in Nobleboro is indicated in the following table according to when they were built.

TABLE TEN - NOBLEBORO HOUSING UNITS BY AGE

Year	Percent
2010-2020	6.8 %
2000-2010	11.4 %
1999-2000	1.3 %
1995-1998	4.8 %
1990-1994	8.4 %
1980-1989	16.1 %
1970-1979	17.9 %
1960-1969	7.1 %
1940-1959	10.2 %
Before 1940	16.0 %

As the chart suggests, the Town experienced a significant period of growth between 2000 and 2020. The new seasonal home construction rate has slowed due to the lack of waterfront availability, but continues to be an influence in the increasing Nobleboro median home cost.

Housing Density

Housing density in Nobleboro has increased steadily. In 2000, with 57.3 units per square mile, Nobleboro housing density was mid-range. By 2020, the housing density had increased to 65.7 units per square mile, with a population density of 90.5 people per square mile.

Seasonal vs. Year-Round Housing

In Nobleboro, there are many seasonal houses. Approximately (30%) of Nobleboro's houses are seasonally occupied (350 of the 1,188 houses reported in Town records and the 2019 estimated census). This is a 10.7% drop from the 2000 census records. In recent years, there has been a high demand for waterfront property and, given the Town's abundance of lakes, considerable development has taken place in such locations. The present waterfront development trend is the conversion of seasonal units into year-round homes for retirement. This is reflected by the seasonal percentage change between current conditions in 2021 on page 50 and Table 11 on page 52 noting the 2019 year seasonal percentage. We can anticipate future seasonal percentage reduction as vacant waterfront lots become increasingly unavailable.

Currently, the Town's valuation is approximately \$322,593,400. Of the total, 45% or \$154,844,830 is waterfront property, much of which represents seasonal housing. The remaining \$167,748,570 valuation is for non-waterfront property.

**TABLE ELEVEN - HOUSING UNITS, BY TOWN, OCCUPIED STATUS
AND SEASONAL STATUS**

Census Year	Town	Total Housing Units	Total Population	Occupied Housing Units	Owner Occupied Units	Percent Occupied	Housing Units for Seasonal Use	Percent for Seasonal Use
2010	Bremen	651	808	353	301	54.2%	298	45.8%
	Bristol	2,585	2,753	1,309	1213	50.6%	1276	49.4%
	Damariscotta	1,359	2,195	1,051	658	77.3%	308	22.7%
	Newcastle	992	1,754	787	621	79.3%	205	20.7%
	Nobleboro	1106	1,639	714	673	64.6%	392	35.4%
	South Bristol	1076	892	418	376	38.8%	658	61.1%
	Waldoboro	2,651	5,068	2,171	1807	81.9%	480	18.1%
2019	Bremen	648	808	359	295	55.4%	289	44.6%
	Bristol	2,549	2,806	1,353	1124	53.1%	1,196	46.9%
	Damariscotta	1,338	2,164	1,067	553	79.7%	271	20.2%
	Newcastle	1008	1,772	814	562	80.8%	194	19.2%
	Nobleboro	1,139	1,655	789	645	69.3%	350	30.7%
	South Bristol	1045	877	473	350	45.3%	572	54.8%
	Waldoboro	2,646	5,083	2,248	1,783	85.0%	398	15%
Change 2010-2019	Bremen	0.0%	0.00%	2%	-2.0%	1.2%	-3.0%	-1.2%
	Bristol	-0.1%	1.98%	3%	-7.3%	2.5%	-6.3%	-2.5%
	Damariscotta	-0.2%	-0.10%	2%	-16.0%	2.4%	-12.0%	-2.5%
	Newcastle	0.2%	-0.10%	3%	-9.50%	1.5%	-5.4%	-1.5%
	Nobleboro	0.3%	-0.10%	10%	-4.20%	4.7%	-11.0%	-4.7%
	South Bristol	-0.2%	-0.17%	13%	-6.90%	6.5%	-13.0%	-6.3%
	Waldoboro	0.0%	0.03%	4%	-0.13%	3.1%	-17.0%	-3.1%

Source: U.S. Census Bureau, 2019 estimated census

Table Eleven shows the distribution of seasonal and year-round housing in Nobleboro and in surrounding Towns for 2010 and 2019. The percent of seasonal housing typically correlates with the amount and type of shorefront property (marine shoreline, lakes and

ponds). The percent of seasonal housing in Nobleboro for the 10-year period shifted down largely due to conversion into year-round residences.

Home Ownership

The 2020 U.S. Census indicated that Nobleboro has 766 owner-occupied housing units (75%). Statewide, home ownership is at 75%, and nationally it is lower. Renter-occupied housing units are at 104 units (9.25%) in Nobleboro. At this time, approximately 85% of owner-occupied units are single-family detached homes.

Housing Value

Presently in Nobleboro the median home price cost is \$315,000, a \$126,000 or 67% increase from \$189,000 in 2015. This dramatic increase in home costs has resulted in the Town's assessed values dropping to 90% of the present state values and will soon require a new Town property assessment.

Affordable Housing

Housing affordability is evaluated using economic and social data. Not only is the cost of housing important, but also the ability of the households to pay for it. In the HUD definition, housing is considered to be affordable when a household pays no more than 30% of its income on housing.

In another definition, a low-income household is one with an income of 80% or less than the median household income. The median income for Nobleboro is \$65,300. MSHA identified the Nobleboro median home cost as \$315,000. The median income family in Nobleboro can only afford \$254,897 for a home. Income needed to purchase a \$315,000 home is \$80,697.

According to MSHA, 60.4% of Nobleboro homes sold in 2020 were above the affordable price for most Nobleboro residents given the median reported income. This fact is concerning and warrants future observation considering it is a 20% increase over the previous ten-year average of 50.4%.

TABLE TWELVE - AREA 2020 AFFORDABILITY INDEX FOR THIS AREA IN GENERAL

Note: An Index of less than 1 is Unaffordable, an Index of more than 1 is Affordable

Location	Index	Median Income	Median Home	Median Income Can Afford	Unable to Afford %	Income Needed	By Hour
Maine	0.91	\$63,340	\$255,000	\$231,762	55.4%	\$ 69,691	\$33.51
District 1	0.85	\$73,079	\$320,000	\$271,268	58.7%	\$ 86,207	\$41.45
Nobleboro	0.81	\$65,300	\$315,000	\$254,897	60.4%	\$ 80,697	\$38.80
Waldoboro	0.96	\$54,191	\$202,500	\$194,977	51.2%	\$ 56,282	\$27.06
Damariscotta	0.65	\$60,000	\$336,155	\$216,898	72.6%	\$ 92,990	\$44.71
Bristol	0.83	\$69,184	\$349,300	\$290,510	56.5%	\$ 83,185	\$39.99
Newcastle	0.72	\$73,065	\$360,000	\$260,677	67.9%	\$100,904	\$48.51
Bremen	0.82	\$68,000	\$319,000	\$259,999	59.1%	\$ 83,431	\$40.11
South Bristol	0.61	\$59,958	\$425,000	\$259,685	67.3%	\$ 98,127	\$47.18

Our analysis was undertaken using Town property and building permit data from Nobleboro Town records, and the 2019-2020 estimated censuses. Between 2010 and 2020, the average number of new homes built in Nobleboro annually was 9.9. For that period the median new home cost was \$247,500, significantly higher than the MSHA median figure of \$210,000. Homes built or remodeled on waterfront locations and the demand for housing created by the 2020 pandemic have influenced the present median home price of \$315,000. Nobleboro currently has sufficient numbers of dwellings, including mobile and modular homes, located on inland properties, to meet the 10% affordability requirement. If the present trend of median home costs affordability continues to outpace median income it could eventually impact Nobleboro's affordable housing recommended ratio and require action.

Rental Issues

The available rental data for the Town of Nobleboro in 2020 is difficult to accurately determine due to short term rentals popular through internet opportunities. Verified 2020 long term rentals equate to approximately 104 or 8.8% of the 1,188 housing units in Nobleboro. The average monthly rent is \$1,028 without utilities. The annual income needed to afford that cost is \$41,000, typical throughout Lincoln County.

Analysis

The present trend of median home costs increasing at a faster rate than median income and the resulting higher percentage of Nobleboro residents that can't afford that cost may create a need for more affordable/workforce housing in the future.

Affordable housing is a legislative requirement for each Town in Maine. Specifically, the goal is for each municipality "to seek to achieve a level of at least 10% of new residential development, based on a 5-year average of residential development in the municipality that meets the definition of affordable housing." The analysis of Nobleboro's housing costs, undertaken for the Comprehensive Plan, indicates that Nobleboro does not currently have an affordable housing problem. Specifically, between 2001 and 2020, more than 10% of new housing was affordable by both the HUD and MSHA formulas.

Nobleboro encourages affordable/workforce housing with ordinances that reduce unit road frontage and lot requirements on mobile home parks, and multifamily housing buildings. The future need for housing, including rental options, is estimated to be approximately 10-12 units a year as we experienced a 9.7 unit yearly average increase over the last 10 years. The present trend of median home costs increasing at a faster rate than median income and the resulting higher percentage of Nobleboro residents that can't afford that cost may create a need for more affordable/workforce housing in the future.

Town leaders monitor local and regional affordable and older adult's housing projects such as the one currently under consideration in Waldo.

Nobleboro currently has a Planning Board member serving on the Lincoln County Regional Planning Commission. This person participated in the development of the LCRPC's 5 year strategic (regional development) plan. One of the plans strategic goals includes conducting a countywide affordable housing assessment and the development of all forms of regional affordable housing; including low income, work/force, and older resident's present and future needs.

The Town of Waldoboro continues to discuss options for older adult housing in partnership with Volunteers of America on the property of the former AD Gay School.

The present trend of medium home costs increasing at a faster rate than medium income and the resulting higher percentage of Nobleboro residents, who are not able to afford the inflated cost of housing (single family or rental) may create a need for more affordable/workforce housing over the next decade and beyond. Housing affordability changes within the Town of Nobleboro over the last five years have become and continue to be very problematic..

Policy Development and Implementation Strategies

Policy 1: It is recommended the Town ensure its Land Use Controls (Ordinances) promote and support the development of adequate affordable housing.

Strategy 1: It is recommended the Town monitor new home construction to facilitate a State recommendation regarding a minimum 10% affordable housing ratio, and adequate workforce housing including rentals, during the next decade.

Strategy 2: It is recommended the Town consider amending its land use regulations in designated growth areas to increase density, decrease lot size, setbacks and road regulations to encourage the development of affordable and workforce housing, rental housing, assisted living, retirement homes, and small mobile home parks.

Strategy 3: It is recommended the Town consider creating ordinances that allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to suitability.

Policy 2: It is recommended the Town support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

Strategy 1: It is recommended that the Town participate in any Affordable Housing study and assessment conducted by the Lincoln County Regional Planning Commission or when feasible neighboring communities.

Strategy 2: The Town is encouraged to support the efforts of local and regional housing coalitions including the Lincoln County Regional Planning Commission in addressing affordable/workforce housing needs through manufactured, small scale, and mixed use and age housing models.

Strategy 3: It is recommended the Town consider forming a community affordable workforce housing committee and/or participate in regional affordable housing coalitions.

Strategy 4: It is recommended that the Town encourage local and outside businesses, developers and agencies to invest in quality, multi-unit housing dedicated to affordable, workforce, rental, assisted living, retirement, and mobile housing for all segments of the population.

Strategy 5: It is recommended that the Town engage with local, regional, and State housing groups and organizations to provide a variety of services and opportunities in the community.

Policy 3: As the housing preferences and needs of older adults change, the Town should be open to new housing models that allow older adults to remain within the community by exploring effective models, such as intergenerational housing, from other communities and regions that could find success in Nobleboro.

Strategy 1: The Town, in partnership with other organizations, should consider expanding the availability of accessible, affordable multifamily housing coordinated with services and community supports such as transportation, health care, and social amenities.

Strategy 2: It is recommended that the Town explore novel approaches to housing that provide options for individuals to remain in the communities of their choice and in settings such as shared housing or accessory dwelling units.

Strategy 3: It is recommended that the Town support the development of housing that is diverse, enhances and supports the community's rural character and builds strong relationships with community partners helping remove the barriers to its development.

Strategy 4: The Town, in partnership with local organizations and businesses, should consider supporting options for independent living and aging in place by providing information about and encouraging residents to participate in home modification, home repair, accessibility improvement and weatherization programs. (For example, CHIP, Rebuilding Together).

Policy 4: It is recommended the Town consider regulating short term rentals through changes in its Land Use Ordinances to ensure safety and adequate building code requirements.

Strategy 1: It is recommended that the Town review its land use controls incorporating registration and permitting of short-term rental units.

Strategy 2: It is recommended the Town inspect all short-term rental units for compliance with all applicable Land Use Ordinances to ensure occupant safety as well as adherence to fire safety codes and egress requirements.

SECTION THREE – SUPPLEMENTAL TOPIC AREA BUILDING AN AGE FRIENDLY COMMUNITY – NOBLEBORO’S OLDER RESIDENTS

State Legislative Goal:

To plan for the needs of a community’s older residents through the comprehensive planning process by developing policies that assist older adults with aging in the place and create age-friendly communities.

Inventory

Overview

In 2019, Maine was designated as an "Age-Friendly State", joining many cities and communities across the globe who are committed to becoming more inclusive of people of all ages.

On September 25, 2020, Maine's State Plan on Aging was announced to assist older adults and their care partners in maintaining their quality of life and ability to live safely, independently and with dignity where they choose. To achieve this, Maine will, and as the Town of Nobleboro should, support older Mainers (Town residents) and their care partners to remain active and healthy in their communities of choice.

https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/inline-files/Maine_State%20Plan%20on%20Aging_2020-2024.pdf

The plan is based upon the data from a Statewide Community Needs assessment conducted by the Muskie School of Public Service Cutler Institute for Health and Social Policy March 2020.

[2020-2024 Maine State Plan on Aging Needs Assessment Report.pdf](#)

Maine’s “Age Friendly Maine: Connecting Across Generations” plan issued on January 14, 2021, set forth seven domains of livability: Respect, Equity & Social Engagement; Accessible Communication & Information; Employment & Financial Security; Health Coverage, Health Care, Healthy Aging and Supportive Services; Housing; Natural Resource Management, Outdoor Spaces; and Transportation.

https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/inline-files/Age-Friendly-State-Plan_0.pdf.

The Power in Aging Project was launched during the spring of 2021 as part of the Maine Council on Aging's campaign to dismantle ageism and build an Age-Positive Maine. 82% of adults age 50-80 experience ageism in their daily lives.

https://mainecouncilonaging.org/power_in_aging_project/

On September 21, 2022 the Maine Council on Aging launched the Age+ ME Movement with the goal of fostering Maine without Ageism, a Maine where aging is embraced as a process to be celebrated and where all older people are valued and intentionally included in every aspect of our society by 2032. <https://mainecouncilonaging.org/agepositiveme/>

Links to the Anti-Ageism Action Guide: and Anti-Ageism Guide Language:
<https://drive.google.com/file/d/1q71TbJkU5lqrHJhwlzPD3u0gRf7zoCyP/view>
https://drive.google.com/file/d/1v46As5GNUou_TIC4wa6DA5of8w9LOQN5/view

On June 13, 2022 Governor Mills announced the establishment of Maine’s Cabinet on Aging which directs State agencies to work together to ensure older Maine people age in healthy, safe communities with dignity and support. The Cabinet will help Maine prepare for and address these demographic changes by advancing policies that will support Maine people in aging safely, affordably, and in ways and settings that best serve their needs.

At its Annual Meeting on April 25, 2021, the Lincoln County Regional Planning Commission approved a Five-Year Strategic Plan. An overarching consideration of the plan is to apply the principles of “Lifelong Community Building” throughout all priorities, actions, and work plans. One of the plan’s strategic initiatives focuses on intergenerational community building. (https://www.lcrpc.org/uploads/visual_edit/2021strategicplan-finaldraft-32921.pdf)

Like the rest of the nation, Maine’s older adult population is expected to continue to grow as a percentage of total population. If current trends continue, Maine’s older adult population is likely to grow at a much faster rate, comprising nearly 30% of the total population by 2040 compared to 20% nationwide. According to the Muskie School by 2022 the percentage of Lincoln County’s population over 65 would be 32.5%. By 2027, Lincoln County is projected to continue to have the highest percentage of older adults (36.5%) in Maine.

The fastest growing segment of Nobleboro’s population continues to be residents over 65 years of age. The 2000 census showed that 27.3 percent of Nobleboro’s residents were over 55 years of age and 15.1% were over 65. The latter group included 127 females and 109 males. A 2019 Census Report data shows that 31.1 percent of Nobleboro’s 1,583 residents are over 55 years of age and 23.1 % are over 65. The latter group includes 231 females, 54 of whom live alone and 193 males, 14 of whom live alone and 91 or 21.5% who are living with a disability.

Of the 678 households in Nobleboro, 10.8% serve as the primary residence for someone over the age of 65 who is living alone.

TABLE THIRTEEN – PERCENT AND NUMBER OF PEOPLE BY GENDER AND AGE, NOBLEBORO AND LINCOLN COUNTY IN 2019 (CENSUS REPORTER ESTIMATES).

Age Range	Nobleboro Female	Nobleboro Male	Lincoln County Female	Lincoln County Male
45 to 54 years	133 – 4.2%	118 – 6.4%	2,250 – 6.6%	2,200 - 6.4%
55 to 64 years	136 – 8.5%	136 – 6.5%	3,078 – 9.1%	2,360 – 8.1%
65 to 74 years	123 – 6.3%	131 – 7.6%	2,676 – 8.4%	2,598 – 7.6%
75 to 84 years	95 – 5.5%	46 - 2.0%	1,491 – 4.3%	1,204 – 3.5%
85 years and over	13 - .0.8%	16 – 0.9%	645 – 1.9%	449 – 1.3%

Living Arrangements

Nobleboro does not have any specifically dedicated housing options such as independent living, continuing care, long term care, assisted living, residential care homes, nursing

homes, or rehabilitation facilities for its older residents. The closest assisted living and nursing home facilities are in Damariscotta, Newcastle, and Waldoboro. Alternative older adult housing solutions like congregate and co-housing, affordable apartments that are age-friendly and shared housing are not currently available. There are area programs that offer free home repair and improvements, such as weatherization, bathroom safety rails, and smoke/CO detectors. Unfortunately, these programs are not well known or utilized. When responding to the 2020 Community Input Survey, the majority of Nobleboro's older residents indicated that they desire to live at home as long as they are able. According to the 2019 American Community Survey of the 761 household in Nobleboro 8.9 % were occupied by someone over 65 who was living alone. 43 of the individuals classified are grandparents who were living with grandchildren who are under 18 years of age. Currently, within the Town limits there are no subsidized housing units for Nobleboro's older residents. There are 239 such units within Lincoln County

TABLE FOURTEEN - SELECTED CHARACTERISTICS OF HOUSEHOLDS WITH NOBLEBORO RESIDENTS 65 YEARS AND OVER.

Category	Number 2000	Number 2019
Occupied Housing Units	144	150
Owner Occupied	134	146
No telephone service	0	3 (owner occupied)
No vehicle available	20	18
Below the poverty level	18	11
With meals included in rent	0	0
<i>Sources: 2000 US Census and 2019 American Community Survey various subject tables, 5-year estimates)</i>		

TABLE FIFTEEN - LINCOLN COUNTY HOUSING AND RESIDENTIAL CARE OPTIONS FOR NOBLEBORO'S OLDER RESIDENTS

Location	Independent Living Apartments	Assisted Living	Nursing/ Rehabilitation/ Skilled Care	Memory Care	Affordable Housing <i>Source: Maine Housing</i>
Boothbay Harbor/ Boothbay	Inn of St. Andrews Village LincolnHealth	St. Andrew's Village LincolnHealth	Gregory Wing of St. Andrews Village and the Zimmerli Pavilion LincolnHealth	Safe Haven at St. Andrews Village LincolnHealth	Campbell Creek family & all Harborview Apts. Elderly & Disabled
					Statewide Bay Landing elderly
	Rocky Coast Group Home				

Location	Independent Living Apartments	Assisted Living	Nursing/ Rehabilitation/ Skilled Care	Memory Care	Affordable Housing <i>Source: Maine Housing</i>
Damariscotta	Schooner Cove (condominium) LincolnHealth	Chase Point LincolnHealth	Cove's Edge LincolnHealth	Riverside at Chase Point LincolnHealth	High Meadow family & all
		Hodgdon Green			Ledgewood Court family & all
					Pond Circle family & all
					Salt Bay Apts elderly & disabled
Edgecomb		Edgecomb Green			Davis Island Townhouses, family & all
Jefferson		Jefferson Green			
Newcastle	The Lincoln Home	The Lincoln Home		Harbor View Cottage at Lincoln Home	Franklin School Apts, elderly & disabled
	Curlewis Lane				Mobius Residence, elderly & disabled
	Lothrop Foster Home				
	Katahdin House				
	Holmes House – Pet Friendly				
Waldoboro	Smith Foster Home	Waldoboro Green			Cole's Hills Apts, elderly & disabled
					Marble Oaks, family & all
					Sproul Block, Elderly & disabled
					Waldoboro Woods, family & all
Waldoboro					Waldoborough Village, family & all
Whitefield	Atwood Lane		Country Manor Closed 10-31-2021		
	Senott Road				
Wiscasset	Oxhorn Road – Pet Friendly				Deer Ridge Farm, elderly & disabled
	Wiscasset Residence				Sheepscot Bay, family & all

Transportation

Traditional forms of public transportation for older residents do not exist in Nobleboro or Lincoln County. A volunteer network called Friends in Service Helping (FISH) provide transportation to medical appointments, the grocery store and other community activities.

Waldo County Community Action program (WCAP) provides via the Mid-Coast Connector, MaineCare transportation as well as demand response services which can be scheduled depending on availability at a \$1.50 per mile rate. Discounts are available to seniors and disabled passengers going to a medical appointment.

Technology and Internet

Nationwide just 14% of seniors 65 and older were online in 2000. In 2021, 75% were. (Source: [Pew Research](#)). According to data from the 2019 American Community Survey 708 or 93% of all households in Nobleboro had a computer and 640 or 84.1% had a broadband internet subscription.

The **National Digital Equity Center**, with a training site located in Wiscasset, provides communities and their residents, at all levels, with the expertise needed to mobilize broadband technologies through digital inclusion, literacy efforts, education and resources. The NDEC's Affordable Equipment Program provides no cost or low cost tablets to Maine Residents who are of low to moderate income.

Analysis

Nobleboro currently has a sizeable population of older residents and that number will grow during the next decade as more and more people reach retirement age and-as the immigration of older people continues. Nobleboro currently does not have any programs or services designed specifically for its older residents. As younger people continue to leave the region in search of educational and economic opportunities, the number of working-age people is projected to decline, resulting in short supply of available workforce and care partners to meet the demands of Maine's, Lincoln County and the Town's aging population. Therefore, the Town of Nobleboro should consider becoming a member of Maine's Age Friendly Community Building Network (<http://mainecouncilonaging.org/wp-content/uploads/2016/05/FINALREPORT.pdf>)

Putting in place the support systems, services, programs and tools that are necessary for older residents of the community to lead active lives and remain in their own homes and community as long as possible is also critical for the well-being of the Town's aging population. Nobleboro's older residents will continue to play a crucial role in the Town's economic and social growth. Nobleboro's older population will continue to make important economic contributions that benefit all ages. This impact includes the positive effects of their spending, work contributions, and taxes paid. These contributions in turn fuel economic growth, stimulate jobs, create opportunities in various industries, and assume leadership roles within the Town's government and community organizations.

Policy Development and Implementation Strategies

Policy 1: The Town should encourage services and programs for Nobleboro's older residents and support the development of an intergenerational community environment.

Strategy 1: The Town should continue to support non-profit organizations, community-based services and programs that address older resident's needs, services and provide access to environments that encourage healthy lifestyles and wellbeing

Strategy 2: At any time should there be excess classrooms at Nobleboro Central School, the Town should investigate converting one or more of the rooms into a community center for intergenerational activities and events and an adult day program for older and disabled residents.

Strategy 3: The Town should consider becoming a member of Maine's AARP Age Friendly Network and appoint a committee charged with investigating the possibility of the Town becoming certified as an age friendly community.

Strategy 4: If the opportunity presents itself, the Town should consider working and partnering with other communities in the region and the LCRPC in building age friendly, life-long intergenerational communities throughout the County.

Strategy 5: Following the recommendations set forth in Maine's Age Friendly Maine Plan, it is recommended that the Town enhance the availability of central communications networks and broadband connectivity: provide information and raise awareness of existing services for older residents: enhance the availability of free or low-cost home repair and modification services available to older residents: enhance the availability of social, educational and physical exercise opportunities: and improve the availability of transportation for older adults who do not drive.

Strategy 6: Town leaders and residents should be encouraged to sign the Maine Council on Aging's Anti-Ageism pledge, participate in the Power of Aging Project and the Age+ ME Movement

Strategy 7: The Town should be represented by a person engaged in advocating for older residents at State, regional and/or community meetings convened to discuss and address the issues related to the community's older residents and ageism.

Policy 2: The Town should encourage affordable and transitional housing in Nobleboro for older residents so that they can remain in their homes and in the community for as long as possible.

Strategy 1: The Town should encourage the construction or renovation and licensing of a residential care or similar home in Nobleboro and adjust the Town's land use ordinances to accommodate this strategy.

Strategy 2: The Town should encourage the construction of affordable and alternative housing options for Nobleboro's older residents and their caregivers.

Strategy 3: It is recommended that the Town support independent living by supporting opportunities for home modification, home repair, accessibility improvements, and weatherization and encouraging the availability of these programs and providers within the community.

Strategy 4: The Town should consider investigating cooperative housing and community service models that are intergenerational, community based and promote residents helping residents.

Strategy 5: The Town should encourage the development of housing for older adults and disabled individuals that emphasizes affordability, aging in the right place, access to services and transportation as well as assisted living, in-home, hospice, palliative and long-term care.

Strategy 6: The Town should be represented at State, regional and/or community meetings addressing the issues surrounding housing for older and disabled community members.

Policy 3: The Town is encouraged to continue to facilitate connecting older residents and community members with the information and resources needed to age in place.

Strategy 1: The Town should work with local law enforcement and non-profit organizations that offer programs such as R*U*OK (Are You OK?), SEARCH (Seek Elderly Alone, Renew Courage & Hope) MOW (Meals on Wheels) for older residents who are home bound and ADRC (Aging and Disability Resource Counseling) specialized information, referral and assistance providing one-stop access to information for people who need help finding long-term services and supports

Strategy 2: The Town should encourage the development of programs, networks and systems to connect older community members with high-speed connectivity and technology systems that will permit older residents to remain in their homes, maintain their independence through access to telemedicine, social media, on-line education opportunities, community meetings, the Town website etc.

Policy 4: The Town is encouraged to ensure that older residents of Nobleboro are able to find transportation for medical needs, other critical services and social networking.

Strategy 1: The Town should encourage the development of community and regional systems providing information on transportation options for older residents who are no longer able to drive and do not have family members or friends who can take them to appointments and other critical services as well as social and cultural activities.

Strategy 2: It is recommended that the Town, in cooperation with regional and State groups and organizations, identify ways to address the varied needs of the Town's aging population.

SECTION THREE – TOPIC AREA NINE: RECREATION

State Goal:

To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters

Inventory:

Municipal Parks and Recreation

Nobleboro-owned parks and recreational facilities include school facilities, Ice-House Park, and the Picinich Field at the Bragg Recreational Area.

Facilities at the school include the gymnasium, the outdoor basketball court, outdoor athletic fields (soccer, baseball, softball), an outdoor playground and hiking trail. While largely for school use, the facilities are occasionally used by the public.

Ice House Park, located at the outlet of Damariscotta Lake, is a small park, approximately half-acre owned by the Town. The park is used for picnicking, swimming, and for launching small boats. However, space on this site is very limited and there are currently no permanent sanitary facilities. The 2021 funds raised for portable sanitary facilities for the month of June, July and August were used for the completion of the project in June of 2021. Parking at the Ice House Park was also improved.

Picinich Field opened on May 5, 2005, on land the Town purchased from the Bragg Family. The field is currently used for Little League and for school sports. A bocce court has been built, and in 2021 a grassroots campaign for a pickle ball court has been started by local residents.

There are several options for public access to waterbodies in the Town.

1. Pemaquid Pond Boat Landing

Owned by the Town, this facility recently underwent a major renovation funded by the State of Maine. This included replacement of the concrete boat launching ramp, regrading and repaving of the access road and parking area, new dock sections and shore anchor, and a new canoe/kayak launching site. Recently the site was upgraded with a paved, wheelchair path for better access to the water and the installation of a new paddleboat float and launch area. The facility has ample space for growth for many years to come. Swimming has been considered inappropriate at this facility due to the potential interaction with boats in the area. The Town should consider developing the adjacent Town owned property to include a swimming area, as this has been an increasingly common request from residents who do not have private access to the waterfront.

2. Damariscotta Lake Boat Landing, Vannah Road

This facility, located on Muscongus Bay and owned by the Town, is used for swimming and fishing, as well as boating in the summer and for snowmobile access in the winter. The boat launch facility appears to be used to capacity on every favorable summer weekend. A limited number of parking spaces are available; however parking on the causeway, where posted, is not allowed and will be enforced by the Lincoln County Sheriff's Department. Community members are encouraged to launch their boats and then remove their vehicle or use the Jefferson State boat launch where there is adequate parking. There is no room to expand parking or to provide for safe public swimming.

3. Private / Pay to Use Facilities

There are various private facilities in the Town that can be used on a pay-per-use basis. These include the Duck Puddle Campground, the Town Line Campground, the Jefferson/Nobleboro Snow-Packers Snowmobile Club, and Camp Kieve. The basketball and tennis courts of the North Nobleboro Association fit into this category as well.

Additional outdoor recreation opportunities

Several properties under conservation easement are available for public use. Specifically, George Weston's shoreline lot on The Great Salt Bay is open to the public for all recreational activities except the use of motorized vehicles. The general public is welcome to observe the cemetery plots within the 5-acres of preserved land located on East Neck Road across from the Chimney Farm property.

Around the fish ladder at Damariscotta Mills, parking is available for fishermen and others on land owned by KEI Energy Management Inc. in Newcastle. Additionally, an area for public parking has been designated along the Mills Road at the entrance to the power station. Public access for launching kayaks and canoes on The Great Salt Bay is available on a Town right-of-way at the intersection of Belvedere and Sprague Roads.

Nobleboro's young people have access to the Karl's Kids program which is dedicated to helping Lincoln County Youth, 18 and under, with sports-related expenses that might otherwise prevent them from participating in athletics (www.karlskids.org).

Analysis

While there are currently many opportunities in Nobleboro for outdoor recreation, there are even more opportunities located throughout Lincoln County within a short drive from Nobleboro. These include: Hidden Valley Nature Center, Jefferson Beach State Park, Biscay Pond, Pemaquid Beach and Fort Williams and recreational programs through the CLCYMCA, Coastal Rivers Conservation Trust and Midcoast Conservancy. In the long-term, another public swimming area and better public access to The Great Salt Bay would be desirable as well as more indoor recreational opportunities for adults.

The State of Maine's 2020 – 2024 Comprehensive Outdoor Recreation Plan will serve a tool and resource for investigating and incorporating enhanced, year round, outdoor and diverse recreational opportunities within the community and will assist the Town in locating potential funding opportunities and collaborators. (https://www.maine.gov/dacf/parks/publications_maps/docs/2020_ME_SCORP_final_1_2_2020.pdf)

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town develop additional ways to utilize existing Town facilities or other access points creating new opportunities for residential recreational activities.

Strategy 1: The Town should consider working with the Nobleboro Central School to develop indoor and outdoor recreational opportunities for adults, including older adults, during times when school is not in session.

Strategy 2: The Town should continue to maintain Picinich Field, the bocce ball courts, explore options for additional outdoor activities, including intergenerational, youth and older adult, playgrounds and recreational spaces, in the Bragg Recreational Area and increase public access to all of the Town's fresh and saltwater resources.

Strategy 3: It is recommended that the Town investigate all potential opportunities to create public access to the The Great Salt Bay in addition to the one cited above.

Policy 2: It is recommended that the Town have safe public swimming areas.

Strategy 1: The Town should consider leading discussions regarding the possibility of a community swim beach on Pemaquid Pond near Picinich Field. Additionally, the Recreation Committee, along with the members of a special Ice House Park Community Improvement Committee, will continue to explore possible improvements to the Ice House Park swimming area.

Policy 3: It is recommended that the Town preserve open space for Recreational purposes

Strategy 1: The Town is encouraged to continue to work with local conservation groups and land trusts as well as public and private partners to develop, extend, and maintain non-motorized trail systems for public use with the additional possibility of connecting with regional trail systems such as the East Coast Greenway Bike trail.

Strategy 2: The Town is encouraged to continue to work with existing local land trusts or other conservation organizations pursuing opportunities to protect important open space or recreational land.

Policy 4: It is recommended that the Town provide educational materials regarding the benefits for landowners allowing public, recreational access on their property.

Strategy 1: The Town should consider distributing and/or making available information on Maine's landowner liability regarding recreational or harvesting use Title 14, M.R.S.A. §159-A.

Strategy 2: The Town should consider encouraging the promotion of outdoor resources and recreational programs in Lincoln County by conservation groups, councils, local and State agencies at Town events such as Applefest and the Fish Ladder Festival and on the Town's Website,

SECTION THREE – TOPIC AREA TEN: TRANSPORTATION

State Goal

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Inventory:

Historical Perspective

According to the 2020 U.S. Census, the population of Nobleboro is 1,675. During the eighteenth and nineteenth centuries, transportation in Nobleboro was by boat, rail, and by road. Through the years, water transportation has become a leisure activity while the network of federal, state, local and private roads has increased. Trains, mostly passenger but also an occasional freight train, pass through Nobleboro. There are no longer any rail stations in Town. Transportation networks connect Nobleboro residents with each other as well as the rest of the world. Nobleboro's transportation network is primarily dependent on private automobiles.

Transportation Data, Road Listings and Maps: Refer to Companion Volume Two Appendices: Transportation.

For E-911 Roads refer to Companion Volume One – Maps: Map Twenty

Current Conditions:

Community Input

A community survey in Fall of 2020 asked residents about their concerns and issues within Nobleboro on many topics, including transportation. Residents noted multiple issues including the lack of regular road maintenance and the need for an increased Town budget for repairs; fill needed on edges of new paved roads; sidewalk repairs in Damariscotta Mills; cutting roadside brush; and the need to increase the total mileage of roads repaired each year; lack of parking in highly-attended areas; increased traffic and congestion.

Analysis:

Traffic issues in the Town are associated with lack of adequate parking in high-use areas. Specific areas that generate traffic congestion include Damariscotta Mills from swimming, the fish ladder, and fishing; seasonal increases from visitors; and school traffic. The below policies and strategies aim to address those concerns while continuing to maintain close attention toward public access and land use.

Road safety and maintenance issues in Nobleboro come from quality and accessibility of private roads and ensuring sufficient funding for ongoing road maintenance. Even though not all private roads or seasonal roads are adequate for year-round use these roads should be able to accommodate access by emergency vehicles. Almost half of Town residents indicated that Town road maintenance and paving are not adequate; however, the majority indicated that snow removal activities are adequate. Of all the public roads in the Town, two have been deemed in 'poor' condition; 10 roads are in 'fair' condition; and 16 are in 'good' condition.

Currently local road construction and maintenance work is done using Best Management Practices. It is also stated in the Town Ordinance that contractors and homeowners are required to use Lake and Stream Smart practices.

Undersized culverts and similar water crossing structures are already impacting habitat functions for local fish populations and other aquatic organisms. Climate change is likely to result in more frequent and powerful storm events which will further necessitate that new roads, both public and private, be constructed with crossing structures sized not only to span the stream appropriately, but also handle storm flows of the future.

Public Transportation was not indicated as a priority either by residents or with regard to policy or funding changes. Alternative transportation options, such as biking, walking, use of rail or electric vehicles, were supported by residents in the Community Survey responses and by policy changes listed below. Residents indicated they wanted to see increases in biking and walking trails, road shoulders and sidewalks.

Policies and Strategies:

Policy 1: It is recommended that the Town prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Strategy 1: The Town should continue to provide regular oversight of the entire transportation system to ensure that a safe transportation system is in place at all times.

Strategy 2: It is recommended that the Town investigate purchasing the Road Surface Management System (RSMS) or similar software for use as a tool to help the Town inventory its roads, evaluate possible improvements, and develop cost estimates useful in budgeting and for Town Meeting approval.

Strategy 3: With the understanding that road maintenance is a public safety issue, the Town should consider reviewing its system of financing road work on an annual basis to be sure that the funds will be available for all necessary road work as the Town's population increases. If necessary, a Capital Improvement Fund may be necessary for long term planning.

Strategy 4: The Town is encouraged to review speed limits on Town roads in conjunction with current traffic counts, to ensure that proper safety measures can be developed

Strategy 5: The Town should consider designing and reconstructing public roadways to handle changes in temperature and precipitation as a result of possible variability in climate.

Strategy 6: It is recommended that the Town establish Lake and StreamSmart training as a pre-requisite for the Nobleboro Road Commissioner, Town road and maintenance crews and contractors charged with culvert maintenance and replacement within the Town.

Policy 2: It is recommended that the Town safely and efficiently preserve or improve the community's transportation systems.

Strategy 1: The Town should consider implementing an Access Management Plan that includes local standards for emergency vehicles to access public roads.

Strategy 2: The Town should encourage the use of current Best Management Practices as a guide for work on private roads and culverts to assure accessibility by emergency equipment.

Strategy 3: The Town should consider encouraging owners of private roads to take possible climate variability into consideration when designing and reconstructing private roadways.

Strategy 4: The Town should continue to maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with state regulations.

Policy 3: It is recommended that the Town promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

Strategy 1: The Town should consider supporting the development of walking and biking trails, and work within existing trail networks.

Strategy 2: the Town should take under consideration the impact on traffic volume when developing new Town infrastructure.

Strategy 3: The Town should consider reviewing outdoor spaces and access to water bodies in order to improve signage and increase safe access (such as sidewalks and parking) for recreational use.

Policy 4: It is recommended that the Town meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

Strategy 1: The Town should continue to maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street, transit connections and emergency access.

Strategy 2: The Town should consider advocating for a larger variety of transportation options locally and regionally.

Policy 5: It is recommended that the Town promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Strategy 1: The Town should continue to stay up to date on Maine Department of Transportation work plans for Nobleboro and consider those goals in future Town transportation planning

SECTION THREE – TOPIC AREA ELEVEN: PUBLIC FACILITIES, SERVICES AND EDUCATION

State Goal:

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Inventory

Municipal Governance and Facilities

Nobleboro currently has a Select Board and a Town Meeting form of government. Select Board members are elected to three-year terms. Since 1989, the terms have been staggered to avoid the risk of three new persons being elected in one year. This arrangement ensures that continuity and experience can be retained in the Town's business. The Select Board deals primarily with administration, public assistance, assessing, and appointments, including both individuals and committees. Additional time is spent on management of the transfer station, code violations, the alewife fishery, the annual report and year-end closing reports,

There are two factors that complement the ability of the Select Board to manage the Town. They are:

- The work done by the Office Administrator, Town Clerk, Deputy Clerk and office staff.
- The active participation of the Town's residents on Town committees and boards.

These factors contribute strongly to the continued effectiveness of the local government.

Nobleboro has had a Planning Board and Board of Appeals since 1971. The first Comprehensive Plan was written in 1973, revised, and adopted by the Town in 1979. Nobleboro's Comp Plan has been rewritten and updated twice, once in 1992 and again in 2007. The 2007 version was approved by Town residents and found complete and consistent by the Maine State Planning Office. Beginning in the fall of 2019 a Comprehensive Plan Update Committee was charged with reviewing and revising the 2007 Plan as needed.

Town activities are based in the municipal building, which houses both Town Office and the Nobleboro Fire Department. The municipal building, located on U.S. Route One, was improved in 2001 with an upgrade, renovation, and meeting room addition.

Contracted Services and Service Agreements

The Town office has contractual agreements for services provided by outside agencies, contractors and companies ranging from internet access, IT support. etc.

Refer to Companion Volume One – Maps: Map Seventeen – Nobleboro Infrastructure

Municipal Services

Nobleboro Fire and Rescue - Minnehata Fire Company

The Nobleboro, Minnehata, Fire and Rescue Department's (NF&R) mission is to provide fire and rescue services to the citizens of Nobleboro and its surrounding communities. The fire station together with the Nobleboro Town Office was built in 1962. A second, smaller sub-station located in Damariscotta Mills provides services to Damariscotta Mills, Nobleboro, Newcastle, Damariscotta, and Jefferson.

The Glendon Fire Station (Town Office Building) can be set up as a temporary, daytime only, warming shelter. The building has an emergency generator and restroom but no shower or meal preparation facilities. In FY19 NF&R operated the shelter 3 times and in FY20 as warming center 2 times before the COVID-19 emergency shutdown. The NF&R provides emergency medical services at the first responder level, fire prevention education to the community, hazmat initial response, and various community outreach services.

Fire and rescue protection in Nobleboro is provided by fourteen volunteer members and officers. Minnehata members, listed in Companion Volume Two – Appendices: Public Facilities are issued personal protective equipment.

The use of E-911 for accessing the EMS (Emergency Medical System) is now in widespread use in Lincoln County and NF&R successfully uses this vital service. Statistics show that there were 270 emergency calls during 2020. 849 hours man-hours were utilized for call response. 713 hours were committed to paid training for NF&R members. Call volume is broken down by EMS and can be found in Companion Volume Two – Appendices: Public Facilities.

On a regular basis NF&R provides mutual aid services to the surrounding communities with a primary focus on the Towns of Jefferson, Waldoboro, Bremen, Bristol, Damariscotta, and Newcastle. NF&R coverage area includes large portions of Damariscotta Lake and Pemaquid Lake, Duck Puddle Pond and The Great Salt Bay for which year-round water rescue services are provided.

Existing firefighting and emergency apparatus are owned by the Town of Nobleboro. The NF&R has developed a 10-year plan for the replacement of all life safety equipment. Because of the lead time needed to build firefighting apparatus, a 15-year vehicle replacement plan has also been developed. Following the 2021 Nobleboro Town meeting a new pumper was ordered.

The Minnehata Fire Company has and continues to utilize fundraising efforts to help offset the costs of large and small equipment and repair projects for NF&R.

Emergency Response System

Emergency management for Nobleboro is coordinated regionally by the Lincoln County Emergency Management Agency (EMA). (<https://www.lincolncountyma.net/>)

Law Enforcement

Nobleboro does not have a Town Police force or an Animal Control Officer. Police protection is provided by the Lincoln County Sheriff's Department located in Wiscasset and the Maine State Police. Lincoln County Sheriff's (LCS) officers patrol the Town regularly. In 2021 the LCS Office plans to begin a process of improving its

communications and transparency. (www.lincolonso.me) Animal control services are provided by the Lincoln County Sheriff's Animal Control Officer. The Department of Inland Fishers and Wildlife enforces fishing and snowmobile regulations.

Public Works

The Town does not own or operate a municipal garage or public works yard. The salt and sand shed area is sited on a three-acre parcel of land located directly behind and adjacent to the Town Office/Fire Department. Public works activities such as mowing are subcontracted.

Local Road Maintenance

Road projects are planned by the Road Commissioner and reviewed by the Select Board. The road maintenance contractor handles road maintenance tasks. Major road and drainage projects, paving and snow plowing are contracted on the basis of a competitive bid process. The existing process works well and has enabled the Town to adequately maintain its road infrastructure.

Water System

The Town's Damariscotta Mills public water system was terminated during the month of November 2019. Private wells now serve as the source of water for domestic as well as business and agricultural use.

Sewer

Nearly all sewage is handled by private septic systems. The Great Salt Bay Sanitary District maintains a system of sewers. Damariscotta Mills (Nobleboro - Newcastle) has a small sand filter fed by sewage tanks. This system handles the sewage from 37 properties. This is a "zero growth" facility with no capacity for expansion.

Stormwater Management

Nobleboro is not a Municipal Separate Stormwater System (MS4) community. Should any issues arise relating to stormwater sewage overflow they would be handled by The Great Salt Bay Sanitary District and the Town's Road Commissioner.

Solid Waste

The Nobleboro/Jefferson Transfer Station, located on Center Street (old Route One), has been in operation since 1985. The two Towns have joint ownership and contract with the Towns of Damariscotta, Bremen, and Newcastle for use of the facility, which provides for the disposal of all types of solid waste from the five Towns. Costs for the five Towns are based primarily on population.

In 2011 the recycling brochure that was originally created in conjunction with the Conservation Committee for distribution to users of the Transfer Station was updated. The Nobleboro-Jefferson Recycling Information Sheet is updated on a regular basis. Since 2018 the manager of the transfer station has written a Waste Watch column which is printed in the Lincoln County News. The transfer station, due to the diligence of the station's staff and by following CDC guidelines, was able to remain open throughout the 2020-2021 COVID-19 State of Emergency in Maine.

In 2020 the Transfer Station's household waste, construction, demolition, and bulky waste is transported to Waste Management in Norridgewock, Maine. The facility uses the services of Lincoln County Recycling to recycle cardboard, newspaper, plastic and many

other products. In addition, there are special programs for recycling paint, universal hazardous waste, electronics, metals and food waste. Since 2015 the Transfer Station has held a hazardous waste day so that community members could safely dispose of their hazardous chemicals and other hazardous materials.

In 2018, the Town entered into a new contract with Waste Management and a new contract with Jon Chadwick Inc. to haul all the trash. In 2019, with the same fee in place, Chadwick's contract was extended to 2022. By doing this, expenses were kept to a minimum. Increased recycling efforts have been and continue to be emphasized. Towns save \$100/ton for the material recycled. Clearly marked bins for recycled items are in place. In 2021 the transfer station's budget, due to a significant reduction in built-up surplus, went up by almost 8%.

Power, Energy and Telecommunication

Land lines to the majority of Town residents are offered by Tidewater Telecom. Consolidated Communication provides services to residents who live along the northern border. Electricity is delivered by Central Maine Power. Three phase power starts at the Libby sawmill on Bayview Road and runs up Center Street to the Nobleboro – Jefferson transfer station. There are no wind towers or solar farms in Nobleboro. An energy/solar company is proposing a solar farm adjacent to US Route One in the vicinity of the Nobleboro – Damariscotta Town line. The Town does not have any policies or ordinances relating to wind, solar and electrical transmission.

Community members have access to cable, dial up and high-speed internet through local and regional service providers. According to State data approximately 70% of the people living in Nobleboro have access to residential internet service. The average download speed in Nobleboro is 17.2 Mbps. This is 72.5% slower than the average in Maine and 442.8% slower than the national average. The Town has a modest website which is currently under review and modification. Nobleboro Central School participates in the State's laptops for middle school students program.

Schools

Alternative Organizational Structure 93 (AOS 93)

Nobleboro is part of AOS 93, which serves seven rural communities in central Lincoln County (Bremen, Bristol, Damariscotta, Newcastle, Nobleboro, Jefferson and South Bristol). AOS 93 is also known as the "Central Lincoln County School System" (CLCSS). Each community within AOS 93 has a separate school board or school committee. The school boards in Nobleboro, Bristol, and South Bristol, along with the school committee in Jefferson, are responsible for education oversight for students in kindergarten through 12th grade. Bremen, Newcastle, and Damariscotta form The Great Salt Bay Consolidated School Board for kindergarten to 12th grade with each Town also having a separate secondary school board that oversees students in grades 9-12. The AOS 93 board represents all Towns with its primary responsibility being the hiring and evaluation of the AOS Superintendent. The AOS employs the Superintendent, Assistant Superintendent/Business Manager, Director of Special Services, and Director of Curriculum, Assessment and Instruction.

Secondary School Choice

AOS 93 is a K-12 school district where students have school choice for grades 9-12. Nobleboro pays the approved state tuition rate to each school for their students. The

majority of the Town's students attend school locally (Lincoln Academy, Medomak Valley High School, and Erskine Academy and a small percentage attend schools with boarding options. In order to receive these public funds schools must meet criteria for instruction and complete an approval process with the State of Maine.

AOS 93 Adult and Community Education

AOS 93 is a cooperative effort of the seven communities. The Adult Education Program budget is separate from the AOS 93 operational budget, but staff work closely together to manage services to students in pre-kindergarten to adult. The Adult and Community Education Program provides classes that range from cooking and the arts to business management and the high school equivalency test (HiSet). In the past few years 6-8 adult students have received their High School Equivalency Credential each year. The AOS93 Adult Education Program Director partners with the Central Lincoln County YMCA, Midcoast Adult Education and Boothbay Adult Education in order to enhance the diversity and depth of program offerings.

Nobleboro Central School

Nobleboro Central School (NCS) serves students in grades kindergarten through 8th grade. Enrollment between 2013 and 2021 fluctuated between a low of 132 and its current level of 148 students. The school is accredited by the Maine Department of Education as a K-8 school. In 2019, a Science, Technology, Engineering, Art, and Math (STEAM) class was developed to provide students with an additional class ~~around~~ that integrated the five disciplines into a single course. STEAM provides a unique approach to teaching 21st-Century skills.

NCS is home to the Center for Alternative Learning (C.A.L.). The Center for Alternative Learning is a nontraditional program for students in grades 6-8 from Nobleboro Central School, Jefferson Village School and Bristol Consolidated School. Students are recommended for the program through their sending school or through parent/student inquiries and referrals. C.A.L. students have generally struggled in a traditional classroom setting. The small group structure program provided through C.A.L. recognizes each student's desire and ability to do well in school when they are provided with opportunities that fit their individual learning styles.

The Student Support Center (SSC) is a classroom at NCS where students can go when they need assistance and support to address temporary interference with learning. SSC can provide a quiet space to refocus, or additional support with organization or developing executive functioning skills. The SSC space is staffed by a highly trained educational technician with extensive training in positive behavior supports and intervention strategies. The school had an extensive renovation in 1991. The building is in good shape. The NCS School Board annual reviews anticipate preventive maintenance issues and prioritize projects for funding. The NCS nature trail was revitalized during SY 2020-2021 thanks to the efforts of the Grade 6 class, with help and insight provided by the local Coastal Rivers Conservation Trust. Work on the trail is ongoing.

In Spring 2020, all AOS 93 schools experienced an extended period of remote learning. During the 2020-2021 school year families were offered academics either in-person or through a rigorous online learning program. The majority of families chose in-person learning. Strict, specific roles and responsibilities will be determined as the project progresses. Adherence to Maine DOE and CDC COVID management protocols ensured that the in-person learning option was safe for teachers, staff, and students and allowed

NCS to remain open through the school year. In 2021-2022 NCS will offer in-person learning only. Summer school 2021 will offer remediation in math and reading, a lending library, and online learning to help address the needs of students whose learning was negatively impacted by Covid-19.

The school employs 15 teachers and 17 support staff. A fulltime school principal and administrative assistant form the core of onsite management. A part time school guidance counselor and a part time social worker provide student support that is complemented by a fulltime school nurse provided through a contract with LincolnHealth Services.

At the 2021 Nobleboro Town Warrant vote, an additional \$1,250,644.00 above the State Essential Programs and Services Funding Act requirement was approved in support of Town schools. This support is consistent with past practice.

Refer to Companion Volume Two – Appendices: Public Facilities for staffing and additional details.

Health Care

The local and regional health care facilities and public health and social service programs include Good Shepherd Food Bank providing food supplies to The Ecumenical Food Pantry (serving the residents of Damariscotta, Newcastle, Nobleboro) and the Waldoboro Food Pantry, Healthy Kids, Maine Chapter of the American Red Cross, Midcoast Maine Community Action (MMCA), New Hope for Women, Spectrum Generations (Central Maine Area Agency on Aging and Aging and Disabilities Resource Center, Healthy Lincoln County. To assist agencies in providing residents with needed assistance, the Town of Nobleboro appropriates contributions to various health and social service agencies based upon their requests if approved at the annual Town Meeting.(Companion Volume Two – Appendices: Public Facilities).

Located in Damariscotta, Nobleboro's primary health care provider is the LincolnHealth – Miles Campus and Hospital. The campus includes a 25-bed community hospital; Lincoln Medical Partners, a multi-specialty physician practice; Cove's Edge, a skilled rehabilitation and long-term care facility; and Chase Point, an assisted living facility which includes Riverside, a residence for people living with Alzheimer's and related dementia. The Miles campus is also home to Schooner Cove, an independent retirement community.

Residents also have easy access to Pen Bay Medical Center in Rockport, the largest community hospital in Midcoast Maine and a member of the Coastal Healthcare Alliance. Pen Bay Medical Center operates as a family of services that includes: Pen Bay Physicians & Associates with more than 100 physicians trained in a wide range of specialties and primary care; Quarry Hill Retirement Community providing care in independent living (cottages and apartments), assisted living, skilled (short-term) nursing, rehabilitation, long-term nursing and special assisted living for memory loss; the Knox Center providing long-term nursing care services as well as long-term care for individuals with Alzheimer's disease and other forms of memory loss; and the Sussman House: Hospice that provides care for terminally ill patients and support and hospitality for families who want to be with their loved ones during their final days.

Both facilities, plus Mid Coast-Parkview Health in Brunswick and Central Maine Medical Center (CMMC) in Augusta are able to provide Nobleboro residents with a continuum of both routine and specialty patient-centered medical services and are part of the

MaineHealth system. A Dana-Faber Outreach Center is located in Brunswick. Lincoln County's only federally qualified health center is the Sheepscot Valley Health Center in Coopers Mills. Central Lincoln County Ambulance Services provides emergency care and transport at an Advanced Life Support level to the Town of Nobleboro.

With regard to Maine's General Assistance program, the Town has adopted the latest 2021 ordinance.

Street Tree Program

Due to the rural nature and naturally forested environment of the Town at the current time, Nobleboro does not participate in the State's Street Tree Program.

Project Canopy

Project Canopy (PC) is Maine's urban and community forestry program. PC's Mission is to: create and maintain healthy urban and community forests for or economic, ecological, and quality of life benefits for Mainers.

Project Canopy works to keep Maine's communities green and liveable by working with municipalities and non-profits to help manage public tree resources. Through PC's grant program and technical assistance, PC promotes planting and maintaining of trees in Maine communities. Whether PC supports planting street trees downtown or a management plan development for Town forests, Project Canopy works to help Maine communities stay leafy and green.

(https://www.maine.gov/dacf/mfs/policy_management/project_canopy/index.html)

Cultural Facilities and Organizations

Skidompha Public Library, located in downtown Damariscotta, is open to everyone five days a week for browsing, reference, and computer usage or Internet access. At the 2021 Town Meeting, Nobleboro residents affirmed support of Skidompha Library during FY22 and, as a result, Nobleboro residents continue to receive free library cards. According to the 2020 Community Input Survey, residents also access lifelong learning and cultural activities via the Internet, programs at libraries in Damariscotta and Waldoboro, Coastal Senior College, local historical societies, community theater programs and the Central Lincoln County YMCA.

Analysis

Nobleboro is a rural Town with a fairly small, rural population. Municipal services are adequate to meet the population and demographic changes of the future. The Town currently provides only those services necessary to meet the basic needs of the population. The Town would like to keep systems largely as they are. No public water or sewer systems are planned for the near future and no other significant changes are anticipated. Should they arise, the Town will meet needs for expanded services and facilities related to unexpected population growth. The Town continues to have difficulty attracting community members to assume leadership roles and to fill committee positions on the Planning Board, Appeals Board, Conservation and other Committees as evidenced by open positions and the number of years that the same individuals have held leadership roles (Companion Volume Three – Appendices – Public Facilities, Services and Education)

To address issues of and to respond to citizens' desire for increased broadband access, a broadband committee was formed in May of 2021 and formally recognized as a Town committee in August 2021. Nobleboro has also partnered with neighboring communities and

the county to reduce costs and/or improve other services. Examples are operation of the Transfer Station, dispatch, policing and schools. In the future, the Town may need to identify capital improvement projects, as appropriate, to support growth area development. Comments from the 2020 Community Input Survey reflected community members' overall satisfaction with the services provided by and the knowledge of the Town Office staff. Concerns were expressed regarding the need for alternative, faster and more widespread timely dissemination of information on Town affairs, meetings, leadership opportunities etc., 21st century tools including an enhanced, user-friendly Town Website, the opportunity to participate in and view community meetings via platforms such as Zoom and local cable access television need to be incorporated into the Town's Operating and Management Plan. To address community members concerns, the new Broadband Committee needs to investigate cost effective strategies for expanding high speed broadband access to community members. Residents also expressed an interest in the Town leading by example by investing in alternative energy sources for municipal buildings.

Survey results Companion Volume Three– Community Engagement.

Policy Development and Implementation Strategies

Policy 1: The Town wants to provide adequate and effective municipal facilities and services to meet the needs of current and future community populations and identified growth areas.

Strategy 1: Recognizing the rising importance of digital communication, the Town should make its best effort to strengthen its supply of information and resources through the Town website and support efforts to improve and expand broadband connectivity for all its citizens, businesses and non-profits.

Strategy 2: The Town should continue to maintain and update the plan for firefighting apparatus replacement based on expected life and obsolescence and incorporate that into the long range fiscal plans.

Strategy 3: In an effort to reduce rural homeowners' insurance rates, the Town may want to investigate the potential need for additional dry hydrants and report their findings to the Select Board.

Strategy 4: The Town should consider assessing municipal services and facilities on an ongoing basis including investments in roads.

Strategy 5: The Town should consider investigating/researching the viability and possible fiscal savings that could be achieved by investing in alternative energy sources to power the Town's municipal buildings and educational facilities.

Strategy 6: The Town should consider encouraging local businesses to install electric vehicle charging stations.

Strategy 7: The Town should consider developing policies and/or land use ordinances relating to wind, solar and electric transmission.

Strategy 8: If needed, the Town may want to locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. The

existing primary Fire Department facility and Town Office are centrally located in the Town's Designated Growth Area.

Strategy 9: The Town should consider reviewing programs, technology, networks, and systems necessary to provide community members public access to municipal meetings, education, and community-based programming.

Strategy 10: The Town should consider exploring options for regional delivery of local services and continue to network regionally.

Strategy 11: The Town should investigate and consider public and private sources (local, regional, state, federal, non-profit) sources to fund public facility and service projects.

Policy 2: It is recommended that the Town support the goal of the state's ConnectME plan to ensure high-speed connectivity throughout the community.

Strategy 1: The Town should continue to support the work of the formally recognized Broadband Committee.

Strategy 2: The Town is encouraged to initiate a study that will map and survey the Town locating unserved and underserved populations, businesses and areas where high speed internet connectivity is not available or is unreliable.

Strategy 3: In an effort to ensure that high-speed internet connectivity is capable of being expanded and that improved broadband access is available throughout the community, the Town is encouraged to research options that are currently available locally. Regional partnerships could result in cost effective, fiscally responsible services throughout the community.

Strategy 4: Recognizing the growing need for expanded and enhanced broadband connectivity within the community, the Town should consider recommendations for improved service within the Town by taking under advisement recommendations set forth in the Broadband Committee's community-wide mapping, survey and the development of a comprehensive implementation plan initiative.

Strategy 5: To fund broadband initiatives within the community, it is recommended that the Town consider applying for grants such as LCRPC's ASK (technical assistance) grant, the Maine Community Foundation's Community Broadband grant and ConnectMe funding.

SECTION THREE – TOPIC AREA TWELVE: FISCAL CAPACITY & CAPITAL INVESTMENT PLAN

State Goal:

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Inventory

Overview

The section provides an overview of Nobleboro's fiscal condition and future challenges.

Some highlights of the Town's fiscal health are as follows:

- Property tax is the main source of the Town's income.
- In the past 5 years, the Town has carried forward a surplus averaging \$531,555.
- Due to past low interest rates, the Town has preferred to use surplus and tax increases rather than capital reserve investment accounts. Future capital reserve accounts may be utilized as interest rates and tax commitment tolerance dictates.
- The mil rate has increased from 10.4 in 2015 to 12.5 in 2020.
- The Transfer Station, owned by the Towns of Nobleboro and Jefferson, is in good financial condition. Nobleboro is the financial operator of the Transfer Station used by the Towns of Jefferson, Damariscotta, Newcastle and Bremen.

Assessed Value

As of 2020 the Nobleboro local property valuation of \$322,593,400 is taxed at 99.75% of state valuation. In 2020, 45% is waterfront property, and 55% is non-waterfront property. There has been a shift of 8% in the balance between waterfront and non-waterfront property due to recent non-waterfront development.

TABLE SIXTEEN - ASSESSED VALUE & TAX RATE: TOWN OF NOBLEBORO, 2010 / 2020

Year	Local Assessed Value	State Assessed Value	Annual % Change (State)	Annual Real % Change*	Mil Rate	Homestead Exemption (began in 1999)
2010	\$303,099,800	\$345,800,000	-1.4	-3.4	10.1	\$23,172.43
2011	\$305,530,000	\$326,200,000	-5.7	-7.2	10.1	\$22,717.93
2012	\$306,885,500	\$298,000,000	-8.6	-7.6	9.8	\$22,386.14
2013	\$308,891,800	\$297,150,000	-0.03	+0.3	9.8	\$22,239.14
2014	\$312,789,200	\$299,200,000	.07	+0.6	10.2	\$22,534.86
2015	\$315,007,600	\$304,050,000	1.6	3.2	10.4	\$22,768.72
2016	\$315,047,600	\$310,050,000	2.0	0.7	10.9	\$34,775.91
2017	\$316,978,000	\$309,400,000	-0.2	0.1	11.3	\$47,465.09
2018	\$319,348,400	\$317,700,000	2.7	2.4	11.7	\$60,700.33
2019	\$322,126,100	\$322,500,000	1.5	2.1	11.95	\$63,341.73
2020	\$322,593,400	\$323,400,000	0.3	0.8	12.5	
<i>Source: Information from Town Reports and Town Assessor Reports</i>						

*Adjusted for Consumer Price Index

Operating Expenses and Revenues

Town Government Expenses

The Town's programs include General Government, Health and Welfare, Highways and Bridges, Education, County Tax Assessment, Protection, Unclassified, Recreation, and Maine State Retirement. Each program's net cost (total cost less revenues generated by the activities) is presented in Table 16 below. The net cost shows the financial burden that was placed on the taxpayers of the Town by each of these functions.

TABLE SEVENTEN – 2018 AND 2019 TOWN EXPENDITURES

Expenditure Category	2018	2019
General Government	\$294,825.74	\$305,902.43
Health and Welfare	\$79,416.14	\$77,077.75
Highways and Bridges	\$277,594.89	\$500,828.98*
Education	\$3,500,979.63	\$3,556,385.59
County Tax Assessment	\$426,217.00	\$435,840.75
Protection	\$112,965.11	\$159,281.23
Unclassified	\$39,147.68	\$161,010.77
Recreation	\$13,000.18	\$18,395.56
Maine State Retirement	\$117,740.70	\$138,251.10
Total	\$4,861,887.07	\$5,352,974.16

*The increase in Highways and Bridges line was largely created because no Town roads were hot topped in 2018. Dedicated funds were carried over and combined with the 2019 paving funds. This is reflected in the 2018 and 2019 totals; as 2018 would have been approximately \$140,000 more and 2019 approximately \$140,000 less.

The information below compares the revenues of the General Fund for 2018 and 2019.

General Revenues

General Revenues:

Taxes:	2018	2019
Property Taxes	\$3,738,464.73	\$3,848,950.67
Homestead Reimbursement	\$60,700.33	\$63,341.46
Excise Taxes	\$471,949.07	\$479,486.88
Intergovernmental	\$30,000.00	\$30,000.00
Interest and Investment Earnings	\$13,950.65	\$15,543.90
BETE Reimbursement *	\$2,594.00	\$2,593.00
Total General Revenues	\$4,317,658.78	\$4,397,602.53

* Business Equipment Tax Exemption

Overall, Town revenues showed an increase between 2018 and 2019.

Trends in Revenues and Expenditures

Tables Eighteen and Nineteen show long-term trends in operating expenditures and revenues. Expenditures fluctuated but the trend has been a slow but steady rise. Revenues have broadly followed the same track as expenses—increasing at a steady if fluctuating pace.

TABLE EIGHTEEN - TOWN OF NOBLEBORO ~ SIGNIFICANT EXPENDITURES

Year	Education	Highways	Government	County Tax	Health & Welfare	Protection	Other	Total Expenditures ¹
2009	\$2,688,138	\$273,257	\$228,644	\$353,984	\$84,408	\$65,194	\$309,858	\$4,013,483.18
2010	\$2,584,928	\$301,245	\$269,176	\$356,165	\$86,406	\$75,232	\$190,158	\$3,863,365.54
2011	\$2,715,591	\$299,821	\$513,561*	\$347,855	\$88,430	\$85,837	\$169,126	\$4,220,221.90
2012	\$2,469,990	\$222,774	\$301,648	\$323,326	\$87,808	\$99,342	\$180,244	\$3,685,132.06
2013	\$2,722,249	\$278,020	\$269,093	\$340,933	\$76,862	\$106,414	\$197,847	\$3,991,419.84
2014	\$3,094,441	\$304,172	\$276,074	\$361,722	\$82,368	\$99,116	\$175,291	\$4,393,184.83
2015	\$3,212,227	\$307,947	\$320,643	\$391,676	\$81,632	\$98,006	\$219,763	\$4,631,892.72
2016	\$3,289,939	\$326,246	\$346,253	\$406,652	\$79,669	\$104,376	\$207,532	\$4,763,667.72
2017	\$3,556,556	\$338,207	\$305,811	\$410,929	\$76,754	\$117,237	\$200,443	\$5,005,938.02
2018	\$3,545,134	\$349,051	\$307,691	\$426,217	\$79,416	\$92,701	\$219,023	\$5,019,232.46
2019	\$3,652,077	\$324,203	\$319,281	\$435,841	\$77,078	\$169,653	\$333,257	\$5,311,389.09
10 Year	\$963,939	\$50,946	\$90,637	\$81,857	-\$4,992	+\$104,459	+\$23,399	+\$1,297,906
Increase	+36%	+19%	+40%	+23%	-6%	+160%	+8%	+32%
Avg. %	+3.6%	+1.9%	+4%	+2.3%	-0.6%	+16%	+0.8%	+3.2%

Source: Nobleboro Town Reports

*Increase created by sand and salt shed replacement.

TABLE NINETEEN - TOWN OF NOBLEBORO ~ SIGNIFICANT REVENUE SOURCES

Year	Property Tax	Homestead exemption	Excise Tax	Governmental	Other	Total Revenue
2009	\$2,960,949		\$309,875	\$70,000	\$139,533	\$4,097,588
2010	\$3,059,638	\$23,172	\$294,633	\$45,000	\$5,570	\$3,376,931
2011	\$3,064,047	\$22,718	\$315,651	\$50,000	\$3,741	\$3,456,157
2012	\$2,997,589	\$22,386	\$328,820	\$50,000	\$6,744	\$3,405,538
2013	\$3,018,065	\$22,386	\$336,835	\$107,959	\$16,328	\$3,501,427
2014	\$3,179,641	\$22,535	\$357,971	\$48,955	\$16,485	\$3,625,588
2015	\$3,265,539	\$22,769	\$404,339	\$30,000	\$10,665	\$3,733,313
2016	\$3,437,017	\$34,652	\$429,071	\$30,000	\$10,093	\$3,920,225
2017	\$3,618,077	\$47,425	\$452,688	\$30,000	\$15,634	\$4,163,825
2018	\$3,738,465	\$60,700	\$471,949	\$30,000	\$16,545	\$4,317,686
2019	\$3,848,951	\$63,341	\$479,487	\$30,000	\$18,137	\$4,397,603

Borrowing History and Capacity

The Town has only one outstanding debt other than the normal accounts payable (i.e., utilities, telephone, etc.). The debt of \$23,453.01 for Fire Department equipment was paid off in 2021.

The 2020 Town's State Assessed Value is \$323,400,000 and the current debt is \$23,453.01, which is 0.007% of the assessed value. This 0.007% is significantly less than the State's suggested limit of 5% and far below the legal limit of 15%. This calculates to a \$13.68 per capita debt.

Another evaluation of the Town's borrowing capacity is the Fund Balance (unappropriated surplus) as related to the budget. It is suggested by the state that it should be about one-twelfth (8.3% of the budget). In Nobleboro it was 10.7% in 2019, (\$571,806

unappropriated surplus to \$5,352,974 Total Expenditures). This indicates that Nobleboro has a higher percentage of surplus than recommended. Consequently, Nobleboro is well situated to manage unexpected expenditures, and moderate increases associated with the projected growth of the Town over the next 10 to 20 years.

The Town has committed to the purchase of a new fire truck in 2022 at an approximate cost of \$528,000 financed over a ten-year period.

Alternative Revenue Sources

The Town receives funding from a variety of sources other than those identified above. Other sources include state funds for roads, Maine Municipal Revenue Sharing funds, and state funding for schools.

TABLE TWENTY – PRIMARY ALTERNATIVE REVENUE SERVICES

Source	2019 Funds
Maine Municipal Revenue Sharing Funds	\$65,772
Maine Local Road Assistance	\$34,452
2018/2019 State funding for the Nobleboro Community School	\$234,923

The Recreation Area, Phase I (ball field), was primarily funded with grants and donations.

A small amount of money is raised from the sale of alewives. These dollars are used for the maintenance of the fishway equipment, and repair of the facility. In the fall of 2019 and spring of 2020, a major Alewife Fish Ladder Restoration project was funded (\$122,903) by the Towns of Nobleboro, Newcastle, and the Alewife Fish Ladder Restoration Organization. Nobleboro's funding share (\$49,012) was paid from fish harvesting revenues from previous years.

The Select Board are authorized to apply for Federal, State, County, and Private grants for Town activities.

Capital Investment

The Select Board has indicated that the Town is in good financial shape for future projects. The Town typically runs a surplus of \$500,000 to \$575,000 that is used for planned and unplanned capital costs. The Select Board prefers to tax citizens for costs as they occur rather than to tax ahead for potential future costs. The status of major capital investments is provided below:

- ❖ The Town built the Transfer Station in 1988 with Jefferson. The facilities operating costs and capital expenses are shared among the Towns of Damariscotta, Newcastle, and Bremen by a population / waste volume formula for each municipality.
- ❖ The Town built a new school in 1990-1991 at a cost of \$2,100,000. The school was built to accommodate 225 students. Enrollment for 2019 – 2020 was 135 students. The school should adequately meet the needs of the Town for some time to come.
- ❖ The Town added onto the Town Office in 2001. The current building will serve well into the future. Adding the technology necessary for hybrid and remote meeting access including the taping and live streaming of board and committee meetings was accomplished in 2022.

- § In 2012, the Fire Department purchased a 3,000 gallon water tanker fire engine. In March of 2021 the Town approved the expenditure of \$508,240 for the purchase of a new fire engine. It will be financed with a 10-year loan. All the other units are in fair condition, but frequent repair costs will necessitate the purchase of another new unit in 5 to 10 years. The US Highway One Fire Station has limited space and expansion may be necessary in the future. The Damariscotta Mills station will require water drainage and outside vegetation improvements in the near term. The Select Board and the Fire Chief are working on a long-range plan.
- § The roads are generally in good shape. The Town does not have a Highway Department but, rather, contracts its road work. This avoids the cost of purchasing equipment and means that road work can be budgeted at a certain amount per year. The Town spends approximately \$120,000 per year in road maintenance, and \$150,000 per year paving. This strategy results in an 18 to 22 year resurfacing cycle. The Town maintains and paves 24 miles of Town roads. Paving of Belvedere Road was finished, and Morgan Hill Road was rebuilt including the first layer of pavement which was applied in 2021. Final paving will take place in 2022.
- § The Nobleboro Historical Society building, which is owned by the Town, is in good shape and will need only minor repairs.
- § The salt and sand shed is also in good repair and should only need minor upkeep and repairs during the next 5 to 10 years.
- § To assure transparency and equitable distribution of Nobleboro's American Rescue Plan Act funds, on September 26, 2021, the Select Board held a public meeting for the purpose of hearing citizen proposals. The submission of written proposals was also encouraged. Recommendations regarding the final distribution of ARPA funds will be voted on at the March 2022 Town Meeting.

Analysis

The Town is in good financial shape. Revenues have kept pace with expenditures in the past ten years, with a steady yet gradual increase in taxes, and a conservative management approach. That trend is expected to continue.

TABLE TWENTY ONE FUTURE PLANNED CAPITAL INVESTMENTS

PROJECT	PROJECTED COSTS	PAYMENT METHODS	PAYMENT TERM
2022 Purchase of a Fire Truck	\$528,000	Bank Loan, Taxes, Grants and Capital Reserves \$50,000	10 years
Repairs to the Damariscotta Mills Firehouse	\$20,000 to \$35,000	Residents Donations, Grants, In-Kind Donations and Loans	1 – 3 years
Road and Culvert Repairs	\$300,000	Excise and Property Taxes and State of Maine Road Assistance	Annually

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town manage finances by operating out of a surplus of revenues.

Strategy 1: The Town should continue to carry a surplus. This will be used for capital expenses.

Strategy 2: The Town should continue to use excise taxes to lower the rate of taxation for the current year.

Policy 2: It is recommended that the Town increase road and paving funding to support a 12-to-15-year road resurfacing program

Strategy 1: The Town should endeavor to repair and resurface a minimum of 1 ½ miles of the current 24 miles of Town paved roads annually.

Strategy 2: The Town should consider using the State recommended road system and sign management software as a tool in developing a rational and well thought out Maintenance and Capital Plan for its local roads and for managing road maintenance expenditures.

Policy 3: It is recommended that the Town explore grants available to assist in the funding of capital investments within the community.

Strategy 1: The Town should explore opportunities to work with neighboring communities and the county to plan for and finance shared or adjacent capital improvements to increase cost savings and efficiencies.

SECTION THREE – TOPIC AREA THIRTEEN: EXISTING LAND USE SECTION FOUR - FUTURE LAND USE PLAN

State Goal:

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

Inventory

Overview

When taken together, all parts of the Comprehensive Plan, are intended to manage ~~managing~~ growth in a way that is consistent with state mandates and the will of the citizens - as expressed through the 2006 & 2020 community surveys; the 2020 lifelong community conversations and updated through the development of the 2021 Comprehensive Plan. In this section, current land use patterns and concerns for the future are reviewed. The guiding principles of this review are those expressed most strongly by the citizens of Nobleboro. They are:

- Citizens should, within the limitations set forth by the state and in the Nobleboro Land Use Ordinances, enjoy the unfettered use of their own land.
- Small businesses and home-based businesses should be allowed in all parts of the Town.
- The Town should work towards becoming a lifelong livable community for all generations.

During the past several decades and, in some instances, for much longer, the patterns of growth in Nobleboro have been as follows.

- Conversion of seasonal cottages in the shoreland zone to year-round use.
- Continued slow residential development along the shoreline, including new camp road construction.
- Second tier development along camp roads.
- Continued slow commercial development along U.S. Route One east of Pemaquid Pond and near the intersection of the U.S. Route One bypass and Back Meadow Road.
- Little or no growth along Route One bypass (limited access) and Damariscotta Mills (prior high density).

As of the 2020 census, the population of Nobleboro had grown to 1,675; an increase of 1.9% over the 2010 census of 1,643. This compares favorably to the 1% increase achieved from 2000 to 2010. As of September 2021, Town records indicate there are 1188 housing units in Nobleboro; an increase of 8.9%. 955 were classified as households with the remaining 233 classified as cottages. The 2020 census reflected 766 households as occupied. If one assumes the increase between the 2020 census figures and the current figure reflects fully occupied dwellings, then 815 dwellings or 68.6% are occupied; as compared to the 2010 census number of 69.3%, leaving 233 as seasonal recreational or occasional-use dwellings. The occupied housing reflects a 14.1% increase over 2010. Most of the seasonal dwellings were located along the shores of the Town's lakes and

ponds while the highest densities of year-round homes were in Nobleboro Center and Damariscotta Mills. Furthermore, the Mills saw a significant investment in home renovations, upgrading the quality and value of the homes without changing the character of the community.

It should be noted that all year-round dwelling percentages did increase along the shores of the Town's lakes and ponds as seasonal dwellings were converted to full time use and 85% of occupied dwellings are owner occupied. According to current Town records, the percent of seasonal dwellings dropped from 40% to 19.6% of total dwellings. Further evaluation is needed here to determine how much of these percentage changes are due to general migration toward the shore land, population shifts recognizing the value equation in Maine, or pandemic-related in-migration.

Natural and Water Resources and Growth

The "lay of the land" has had a strong influence on human settlement patterns in Nobleboro. Natural resources have both attracted and limited development. Planning for growth with the intention of protecting natural resources will ensure that the Town retains its rural nature and scenic character. The Town continues to strengthen its collaboration with local Conservancy organizations in monitoring and managing protection of its natural and water resources.

Soils

The soils in Nobleboro were analyzed in Section 9 (Natural Resources). Of Nobleboro's 12,279 land acres, 4,926 (40.1%) were identified as low-potential-for-development soils. These soils are either perennially wet, on steep slopes, or have other characteristics that are limiting for development. **Companion Volume One– Maps: Map – Eight**

Potable Water

No sand or gravel aquifers underlie Nobleboro but there is sufficient groundwater for wells throughout the Town. Wells suitable for single family residences can be drilled in virtually any part of Town. In 2001, twenty-seven homes in the Mills had wells drilled to replace a water system that drew water directly from Damariscotta Lake. Since that time, the remaining homes in the Mills have also shifted to well water

Shoreland Zone

The Land Use Officer in Nobleboro has the primary responsibility of enforcing the state's shoreland zoning laws, which pertain to land within 250 feet from the shore of great ponds, rivers, saltwater shore, the upland edge of coastal and freshwater wetlands, and within 75 feet of streams. **Refer to Companion Volume One – Maps: Map Seven**

Wildlife Habitat

Nobleboro currently follows state guidelines regarding wildlife habitat.

Refer to Companion Volume One – Maps: Map Fourteen

Comments

Companion Volume One – Map Twelve shows the location of weighted natural communities, habitats, and natural features on developable land in Nobleboro. The Town currently has no ordinance that specifically addresses the protection of wildlife habitat. The Town does, however, follow the state mandates that require protection of inland wetlands

and the 250 feet shoreland zone. Approximately 4,100 acres (34%) of Nobleboro's total acreage cannot be developed based on the natural constraints of the landscape coupled with state-mandated zoning requirements. The remaining 8,000 acres (12.5 square miles) have been or could be developed. The Town works with local land trusts and conservation associations as well with Towns whose boundaries border Nobleboro to maintain and advocate for the continuing development of wildlife corridors.

Land Use Patterns

Land use patterns in Nobleboro largely follow two principal patterns: build-out along existing roads and both residential and seasonal development along the Town's lakes and ponds. The Town remains rural and only Damariscotta Mills and Nobleboro Center are densely settled; both places represent historical population centers.

Commercial

The small amount of commercial development in Nobleboro is primarily located in proximity to the U.S. Highway One corridor.

Mixed Use Residential

Much of Nobleboro could be considered mixed-use residential because residences and small/home-based businesses are widely distributed throughout the Town.

Rural Residential

Rural residential areas are those with residences but no commercial enterprises. The land around the Town's lakes and ponds would be considered rural residential. The only businesses in these areas are camps, eco-tourism and other facilities related to their locations.

Agricultural

There are approximately 800 acres of land in active agricultural use. This represents 8% of the Town's land acres. Most agricultural land is located in North Nobleboro.

Forested Land

There are currently approximately 4,000 acres of forested land in Nobleboro, some of which are managed for timber harvesting, habitat, and regeneration.

Conservation Land

Midcoast Conservancy has conserved 417 acres in Nobleboro in Conservation Easements, which remain in private ownership. MCC also owns three public access preserves in Nobleboro; Mill Stream, Barhorst and Long Meadow Brook Preserve - totaling 182 acres.

There are also about 156 publicly accessible - privately owned acres land in Nobleboro under conservation easement with local land trusts, including 100 acres with Coastal Rivers Conservation Trust. (Table 21). Three additional parcels, owned by the Town, are available for recreational purposes. On other parcels, traditional-use farming and forestry are allowed. In total, Nobleboro now has approximately 589 acres of land under conservation through the Town and various land trusts- a significant increase from the 382 acres in 2006.

TABLE TWENTY TWO - CONSERVATION LAND IN NOBLEBORO

Map/Lot	Size/Shore front	Location Detail	Owner	Conservation Entity
Map 001 Lot 013	7 acres; 800' shore	Pemaquid Lake	Naismith	Coastal Rivers Conservation Trust (COASTAL RIVERS)
Map 004 Lot 030	5 acres	Chimney Farm, cemetery and field	Buck	Midcoast Conservancy (MCC) Conservation Easement
Map 021 Lot 038	8 acres / island	Pemaquid Lake	Balant	Coastal Rivers
Map 004 Lot 033	8.7 acres; 670' shore	Chimney Farm, Damariscotta Lake	Barnes	MCC Conservation Easement
Map 013 Lot 041	80 acres	Bayview overlooking Bay	Wriggins	Coastal Rivers Conservation Easement
Map 010 Lot 046	5 acres; 1220' shore	Bayview on Bay	Weston	Coastal Rivers Conservation Easement
Map 010 Lot 001	<1 acre	Ice House Park	Nobleboro	Town-owned
Map 010 Lot 068	>1 acre?	Area of Fish House	Nobleboro	Town-owned
Map 003 Lot 33A	15 acres; 700' shore	Boat launch and Picinich Ballfield	Nobleboro	Town-owned
Map 009 Lot 19A	1 acre	Mill Stream, North Nobleboro	DLWA	MCC-owned
Map 019 Lot 005	15.5 acres; 650' shore	West Neck Damariscotta Lake	Olson	MCC Conservation Easement
Map 18 Lot 001	26.7 acres; 2,600' shore	West Neck Damariscotta Lake	Birkett	MCC Conservation Easement
Map/Lot: 4/28A	1.5 acres.	Barhorst Preserve Deep Cove, Damariscotta Lake	Barhorst	MCC-owned
MC = Midcoast Conservancy			Coastal Rivers = Coastal Rivers Conservation Trust	

Existing Land Use Controls

In December 2003, the Town completed a thorough review of the land use ordinances. Three Ordinances have been added since that time the last being in March 2016. However,

no formal review of the Land Use Ordinances has been executed since 2003. Individual ordinances, now compiled in a single document, are as follows:

Land Use Ordinances:

Chapter Number	Chapter Description	Page Number
Chapter I	General Provisions	Page 1
Chapter II	Definitions	Page 5
Chapter III	Site Plan Review	Page. 31
Chapter IV	Land Use	Page 34
Chapter V	Subdivision	Page 46
Chapter VI	Shoreland Standards	Page 52
Chapter VII	Mobile Home Parks	Page 78
Chapter VIII	Flood Plain Management	Page 86
Chapter IX	Timber Harvesting	Page 95
Chapter X	Ice Fishing	Page 97
Chapter XI	General Standards of Performance	Page 98
Chapter XII	Administration	Page 119
Chapter XIII	Repealers	Page 131
Chapter XIV	Nobleboro Planning Board By-Laws	Page 137
Chapter XV	Application for Site Review	Page 145
Chapter XVI	Property Maintenance Ordinance	Page 147

In 2006, the Town passed a 45,000-foot size cap on new commercial development as well as performance standards for new commercial buildings larger than 2,500 square feet. These initiatives are formalized in the Land Use Ordinances.

Land Use Enforcement

In Nobleboro, the Code Enforcement Officer, the Plumbing Inspector, the Planning Board, the Appeals Board, the Select Board, the Town Clerk, the Road Commissioner and the State are all involved with land use control. The specific role of each party is detailed below.

Code Enforcement Officer/Land Use Officer:

A certified Code Enforcement Officer (CEO), also a certified Land Use Officer, is appointed annually by the Select Board. The CEO/LUO is responsible for building permits and the enforcement of land use regulations.

Plumbing Inspector:

The Plumbing Inspector is appointed annually by the Select Board to administer the state's plumbing and subsurface waste disposal regulations. The Plumbing Inspector is currently the same person as the CEO/LUO.

Planning Board:

The Planning Board is responsible for creating and revising the Land Use Ordinances. In addition, they review proposed commercial developments, subdivisions and requests for change of use. There are five regular members and two alternate positions available on the planning board. All are appointed by the Select Board.

Appeals Board:

The Appeals Board reviews projects that have been rejected by the CEO/LUO and the Planning Board. Typically, applicants are seeking a variance of a Land Use Regulation for reasons of hardship. The Appeals Board has five members who are appointed by the Select Board.

Select Board:

The Select Board is responsible for the oversight and administration of all Town business providing oversight of the Town budget, personnel issues, boards and committees as well as the hiring of staff and appointment of non-elected official Town committees. Nobleboro has three elected Select Board members with three-year staggered terms.

Town Clerk:

The Town Clerk is responsible for managing all records pertaining to land use issues. The Town Clerk also receives fees and directs permit applications to the CEO/LUO or to the appropriate board.

Road Commissioner:

The Road Commissioner, an elected Town official, reviews all permits pertaining to roads and determines which roads to repair within the budget approved by the Town.

The State:

A comprehensive plan guides the future growth of a municipality and creates a collective vision for local community and economic development. As a long-range plan, the document serves as an inventory of current community conditions, trends and identifies characteristics important for local growth. Adopting a comprehensive plan consistent with the State of Maine's Growth Management Act has numerous advantages, including preferential consideration when applying for state grants, promoting local resource protection, and providing a foundation for land use related decision-making.

Conservation Committee:

The Conservation Committee which advises the Planning Board, the Appeals Board, and the Select Board on natural resource issues is currently inactive.

Current Land Use Issues

State Law finds that junk vehicles and other miscellaneous nuisances that could be dangerous to health and well-being of citizens or to the natural environment are public nuisances that should be addressed. On 6/10/2014, Nobleboro citizens voted on a municipal referendum in favor of an ordinance titled "Property Maintenance Ordinance. This ordinance includes a section (15 Definitions) specifically including nuisance conditions such as junk vehicle pursuant to State Law Title 30-A Section.

Analysis**1. Description of Existing Land Use Patterns**

Existing zoning in Nobleboro is minimal and is largely based on state-mandated zoning. Shoreland zone areas includes specific standards within a resource protection zone of 250 feet from the shore of great ponds, rivers, saltwater shore, and from the upland edge of coastal and freshwater wetlands. **Refer to Companion Volume One– Maps: Map Seven**

Other ordinances in Nobleboro include a minimum lot size in subdivisions as well as for both residential and commercial development. **Companion Volume Three – Maps: Map 22** represents the current and future designation of growth and rural areas.

2. Description of Current Land Use Patterns in Different Parts of the Community

The current land use patterns are largely built on historical patterns. They are as follows:

a. *Nobleboro Center to U.S. Highway One*

This is a traditional village center that includes a convenience store and church. Mixed residential and retail/commercial use extends along Center Street to U.S. Highway One.

b. *Damariscotta Mills*

Damariscotta Mills is a densely settled village that formed around the falls between Damariscotta Lake and The Great Salt Bay at the head of the Damariscotta Mills Village. The Mills represents the earliest settlement in Nobleboro and is known for its historic character.

c. *Damariscotta Lake Shore*

The shoreline along Damariscotta Lake has long attracted seasonal use. What was once an area of small cottages, however, now includes large year-round residences and enlarged cottages.

d. *Inland areas including West Neck Road, Lower Cross Road, and East Neck Road*

This is an area of mixed-use residential, where dwellings and other structures largely follow existing road networks.

e. *East Pond Road, Upper East Pond Road, and North Nobleboro*

East Pond Road is a major connector road between Jefferson and Towns to the north and US Highway One. The area encompassing the East Pond Road, the Upper East Pond Road, and North Nobleboro is mixed-use residential and agricultural land.

f. *East side of U.S. Highway One and Back Meadow Road*

This is an area of commercial development where several businesses of moderate size are located. There is some room for the expansion of businesses in this area if consideration is given to the nearby Pemaquid Pond watershed.

g. *East side of U.S. Highway One between Pemaquid and Duckpuddle Ponds*

This area is composed of mixed-use residential development.

h. *Duckpuddle and Pemaquid Pond Shore*

The shoreline along Pemaquid and Duckpuddle Ponds has long attracted seasonal use. What was once an area of small cottages, however, now includes large year-round residences and more expansive cottages.

i. *U.S. Highway One Corridor*

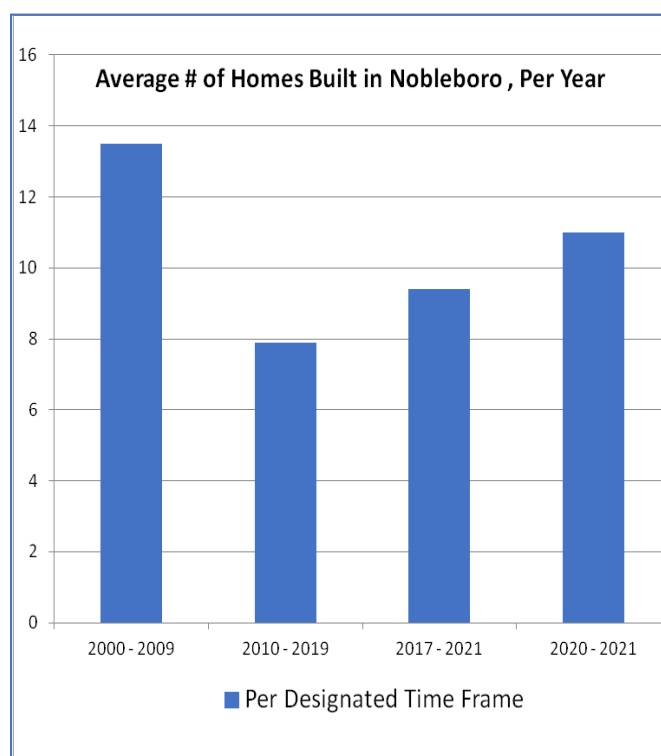
The U.S. Highway One corridor has limited access from the Damariscotta Town Line north to the Winslow Hill Road. Commercial development has occurred from the latter location to the Waldoboro Town Line.

3. Description of the Pace and Pattern of Development in the Last Ten Years

Development in the past ten years has been mixed, including both seasonal and year-round homes along the lakeshores; year-round residential homes in small subdivisions and along existing roads; and commercial development in proximity to U.S. Highway One. Commercial growth has included a soon to be built Solar Farm on existing woodlands, continued repurposing of existing properties including a Maritime Oil distribution facility in a former motorcycle shop; Op-Box in an existing barn; an Eco Tourism business utilizing agricultural land, barn and farmhouse and Ginger Moose, a bakery repurposing the one room Glenwood School House and most recently a church. A new small residential sub-division has just been approved continuing the trend for new housing along existing public roads and over grown farmland. Home-based businesses have grown in importance, as have small businesses in diverse locations around Town. Below is a recap of building trends since 2000. You will note overlaps in time periods in order to show the trend.

- 2000-2009 = 135 units or an average 13.5/yr.
- 2010-2019 = 79 units or an average 7.9/yr.
- 2017-2021 = 47 units or an average 9.4/yr.
- 2020 -2021 (Sept 10) = 22 units or an average of 11.0/yr.

GRAPH ONE: PACE AND PATTERN OF DEVELOPMENT ~ 2000 – 2021



While it is too early to draw conclusions, this latest increase in new housing units may reflect a pandemic related immigration trend. Nevertheless, the Town's future land use plan remains unchanged and is still consistent with trends seen over the last ten years.

Current infrastructure supporting development includes road maintenance, the Town's volunteer fire department, contracted ambulance service and waste disposal. The Town does not have a public water system. A small, non-expandable sewer system, which is part of the Damariscotta Sanitary District, exists in the Damariscotta Mills section of the Town. The Town's public facilities are located conveniently to meet both current and future land development needs. Nobleboro has recently increased its road maintenance budget to ensure that the Town's public roads are remaining ahead of usage demands and climate related damage repairs. As such, given the very steady measured rate of growth, repurposing and self-limiting constraints of topography and protected environments as well as our community's limited infrastructure, modifications to the Town's budgeting process as respects its capital investment plan may require reconsideration given increasing costs driven by inflation.

The Town's and its resident's sensitivity to natural resources "the protection of our community's wildlife corridors, tree harvesting, lakes, ponds and streams" is augmented by a strong collaboration with the region's local land trusts and conservancies. By petition and resident vote, the Town makes an annual contribution to the Midcoast Conservancy budget. With this funding the Town looks to the professional staff and trained volunteers of the Conservancy for guidance and support on issues including water quality management, erosion control and nutrient loading. The Conservancy has purchased their own testing equipment and is able to react on behalf of both our and neighboring local Towns to concerns over occasional algae blooms as well as managing volunteer boat inspections to help minimize the opportunity of invasive plant incursions.

Land use policies clearly vary from one Town to another. Two of our neighboring communities reflect much higher density than Nobleboro while a third is more rural and agricultural. Where possible, efforts are made to work in partnership on projects affecting neighboring communities. These relationships can be observed in the joint effort to rebuild and maintain the historic Damariscotta Mills's fish ladder and annual alewife harvesting program which brings joint revenue to the Towns of Newcastle and Nobleboro. Through the Maine Lake SmartLake program (<https://www.lakes.me/lakesmart-resources>), Maine Conservation Corps Environmental Stewards program for erosion management through the Midcoast Conservancy (<https://www.midcoastconservancy.org/newsfeed/2022-mcc>) and the recent Solar Farm Development project with collaboration between the Nobleboro CEO and Planning Board and their counterparts in the Town of Damariscotta.

As stated above, our Town's infrastructure is such that growth necessitated funding is limited and managed through the Town's annual budgeting process. Given our community's growth trends as recognized over the last several decades, the Town's leaders are confident that our citizens will continue to enjoy the support they receive as residents of the community.

With respect to permitting procedures; the Town's Select Board will be encouraged to do an extensive review of the Town's current land use ordinances, incorporating a multi-committee

discipline in order to insure that Nobleboro's Planning and Appeals Boards as well as the Code Enforcement Officer have the necessary tools to protect our natural, water (marine and fresh), agricultural, and forestry resources and wildlife habitats . These resources are critical to our Town as a rural environment for both residency and vacation. Thus future growth needs to occur in a managed and orderly fashion insuring the Town's Land Use Ordinances, policies and strategies detailed in the 2021 – 2022 Comprehensive Plan Update remain true to the resident's vision for the Town, state laws and regulations. The Town will need to continue to provide access to new and additional training for the Code Enforcement Officer such that this person remains certified at all levels of his position. Toward that end Town leaders will need to understand LD2003 (An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in **Maine** by Studying Zoning and Land Use Restrictions - ([getPDF.asp \(maine.gov\)](#)) by attending training sessions appropriate not only to the CEO but also committee representatives charged with its proper utilization and enforcement.

Mobile home activity during the same time periods has dropped from 29 in 2000-2009 to 5 in 2010-2019 and 2 in the last 2 years. Apartment construction has been nominal, with only 30 total units in the last 21 years, 18 of which are multi-unit construction and the balance of which are single units. There have been no multi-unit structures built since 2014.

4. **Build-Out Scenarios** Map Twenty-One illustrates the full build-out potential of the Town given the existing natural resource constraints, zoning constraints, and parcel sizes/shapes. The full build-out scenario is not a forecast, it is only what is possible. This would not be a desirable scenario given citizens' opinions that Nobleboro should retain its rural character as it grows. **Refer to Companion Volume One– Maps: Map Twenty-One**

It is fair to say that the Town's Future Land Use Plans continue to be in keeping with the Town's vision of the future as outlined in statements made by its citizens (see Survey responses in Companion Volume Three: Community Engagement.

Policy Development and Implementation Strategies

Policy 1: The Town's residents want to retain their community's rural character as the Town grows.

Strategy 1: The Town should consider implementing a Land Use Policy generally based on the districts defined in Map Twenty-Two located in Companion Volume One - Maps. The description of each district (area) follows:

Growth Area: A growth_area is one in which commercial growth has occurred and in which future growth would be welcome (turquoise on map).

Growth Area 1: This area includes "Glendon" section of Town along U.S. Highway One from the Waldoboro line to Winslow Hill Road, including Mainely Sewing, Jeff's Bait, GRH & Sons Storage, Eastern Traders Limited, Town Office, Fire Station and Salt Shed, Maritime Energy, Ginger Moose and Hatch Well Drilling and Op Box. Center Street ("old Route One") from Snackerty Road to Damariscotta Town Line including Bliss Skin Care Salon, Post Office, Heath subdivision, Transfer Station, Spear Farm Stand, Montessori

School, Village Valley Estates subdivision, Nobleboro Historical Society, School Street, Chadwick's Power, Nobleboro Central School, First Baptist Church, former Grange Hall, Nobleboro Village Store, Arthur Noble monument, War Memorial boulder on East Neck Road, Evergreen subdivision, N.C. Hunt, Henny Auto Repair. Morgan Hill Road is also included. Note: Part of the Center is also classified as Growth/Historic.

Growth Area 2: This area is the mostly wooded terrain around Back Meadow Road that currently includes Tidewater Telecom, NC Sound, and Wanderwood. There is limited access from U.S. Highway One.

Growth/Historic Areas: These are historic villages with dense historic, residential development **Refer to Companion Volume One Maps: Map One, Map Eleven and Map Twenty-Two highlighted Turquoise**

Nobleboro Center: The Center includes the First Baptist Church, Nobleboro Village Store, former Grange Hall, Arthur Noble monument, War Memorial boulder on East Neck Road and many dwellings of historic interest.

Damariscotta Mills: The Mills is the oldest village in Town and older dwellings are dense around the falls where mills were sited and around The Great Salt Bay. This area includes Belvedere Road to Oyster Creek, Bayview Road, Borland Hill Road, Ice House Park, the Alewife Fish Ladder, the Alewife Fish House, and the Town Landing. Commercial establishments include 357 Art Gallery, Hootenanny Bread, Mason Acupuncture and Art Gallery, Alewives Fabrics, and The Mill Pond Inn.

Mixed Use Residential: A mixed use residential area is one with mixed residential and small/home-based businesses. Most of Nobleboro fits this category noted in white on the Future Land Use Map. **Refer to Companion Volume One – Maps: Map Twenty-Two**

Rural Agricultural: This is farmland used for crops, pasture, and hay. Farmland is scattered around Nobleboro, with larger parcels in North Nobleboro in yellow on the Future Land Use Map. **Refer to Companion Volume One– Maps: Map Twenty-Two**

Rural: These are large undeveloped tracts of land that have the potential for wildlife habitat or open space protection. Leaving the land undeveloped or zoning with large parcel size are desirable in pink on the Future Land Use Map. **Refer to Companion Volume One– Maps: Map Twenty-Two**

Strategy 2: The Town should consider instituting an ordinance called “Rural Nobleboro Smart Growth Overlay Districts,” A link to a sample ordinance is presented in Companion Volume Two Appendices one of three reference documents created in conjunction with the 2021 – 2022 Nobleboro Comprehensive Plan Update.

Strategy 3: It is recommended that the Town continue to collaborate with private landowners, land trusts and conservation associations to achieve cost effective land protection within the “rural agriculture” and “rural” areas shown in the Watershed Boundaries and Future Land Use Map of Nobleboro’s updated Comprehensive Plan. **Refer to Companion Volume One– Maps: Map Eighteen and Twenty-Two**

Strategy 4: The Town should continue to support and participate in boards and coalitions such as the Midcoast Economic Development District, Midcoast Council on Governments (MGOG) Lincoln County Regional Planning, Knox - Lincoln County Soil and Land Water Conservation District, Twelve 12 Rivers Conservation Initiative in conjunction with the Georges River Land Trust, Mid-Coast Public Health Council, Healthy Lincoln County and the AARP Network of Age-Friendly States and Communities to promote collaboration and applicable partnerships.

Strategy 5: It is recommended that the Town consider ways to ensure that land use policies encourage aging in place and appropriate housing options for older residents and address issues of special concern to older adults, including transportation to and accessibility and availability of needed services including telemedicine.

Policy 2: It is recommended that the Town ensure the quality of life of its citizens and protection of its natural resources.

Strategy 1: The Town should endeavor to have the CEO increase policing and enforcement of its Property Maintenance Ordinance (as amended March 18, 2016).

Strategy 2: The Town should consider a review of the Land Use Ordinances with a goal of updating definitions to current state legislations and standards, recognizing that changes and additions may be necessary to ensure that the Town's Ordinances reflect anticipated community needs while at the same time protecting its natural resources and open spaces.

Strategy 3: To assist with the implementation of Nobleboro's 2022 Comprehensive Plan Update and the review of the Town's Land Use Ordinances, the Town should consider reactivating and recruiting community members to serve on the Conservation Committee.

Strategy 4: It is recommended that the Town continue to promote landowner enrollment in the State Tree Growth programs, as a means to help sustain forestry and farming in Nobleboro.

Strategy 5: it is recommended that the Town continue to work with private landowners, areas conservation organizations and land trusts to achieve cost effective land protection within the "rural agricultural" and "rural" areas as reflected in **Companion Volume One – Maps: Map Twenty-Three.**

Strategy 6: It is recommended that the State of Maine's 2020 – 2024 Comprehensive Outdoor Recreation Plan be used by the Town as a tool and resource for investigating and incorporating enhanced, year round, outdoor and diverse recreational opportunities for all generations throughout the community.

(https://www.maine.gov/dacf/parks/publications_maps/docs/2020_ME_SCORP_final_1_2_2020.pdf)

Policy 3: To insure the continuity of Town governance into future decades, the Town needs to broaden the involvement of its citizenry in government affairs of Nobleboro.

Strategy 1: The Select Board should endeavor to appoint at least one new citizen to each standing committee as a means toward increased knowledge and engagement of the community.

Strategy 2: So that a greater number of Nobleboro's residents can participate in municipal affairs, it is recommended that the Town purchase and install, at the Town Office, the technology (equipment) necessary to provide citizens with remote access to municipal (public) meetings and hearings

Policy 4: The Town should begin a process of examining the potential impact of Climate Change on its infrastructure and the protection of its natural resources.

Strategy 1: The Town should consider appointing a liaison to various regional coalitions and organizations focused on climate change in the State of Maine and on implementing the State's Climate Action Plan. (https://www.maine.gov/future/sites/maine.gov/future/files/inline-files/MaineWontWait_December2020_printable_12.1.20.pdf)

Strategy 2: It is recommended that the Town work with contractors awarded projects within the Town to ensure that requests for quotations include the most current recommendations for insuring resilience under potential changing climate conditions such as increased storm intensity and extreme temperature variations.

Strategy 3: The Town should endeavor to utilize the knowledge of climate councils, related coalitions and local conservation organizations to ensure that as environmental transitions continue best practices are utilized to protect our natural resources from the potential negative impacts of climate change.

Policy 5: It is recommended that the Nobleboro Select Board appoint an Implementation Committee within 30 days of approval of Nobleboro's 2021-2022 Comprehensive Plan by the Town, to facilitate the execution of the Comprehensive Plan recommendations.

Strategy 1: The Implementation Committee is encouraged to work with all Town boards, committees, and officials to develop Land Use Ordinances that address the recommended strategies of the 2021-2022 Comprehensive Plan by priority.

Strategy 2: It is recommended that the Implementation Committee prioritize the plan recommendations, provide a timeline, and keep records of their progress on each plan strategy to ensure an efficient and timely implementation of the Comprehensive Plan recommendations.

Policy 6: It is recommended that the Town develop and implement a realistic and sustainable Smart Growth Management Plan in keeping with the Town's rural character.

Strategy 1: To insure the further retention of Nobleboro's rural character, it is recommended that the Town institute a future land use ordinance on "Smart Growth" similar in nature – but more specifically customized for Nobleboro, to that referenced in Companion Volume One – Appendices: Appendix M from the Town of Brunswick and which, when feasible, incorporates the 10 principles of Smart Growth (<https://growsmartmaine.org/about-growsmart-maine/#more>)

(<https://www.brunswickme.org/DocumentCenter/View/682/Rural-Brunswick-Smart-Growth-Provisions-PDF> and [Microsoft Word - Brunswick ZO TC ADOPTED.1.7.2022 \(brunswickme.org\)](#)).

Strategy 2: It is recommended that the Town work with the assistance of the State Planning Office to evaluate the "Open Space" subdivision concept as a preferred way to plan for more cost effective site development, while at the same time conserving open space.

Strategy 3: It is recommended that Low Impact Development (LID) be taken into consideration on small, locally permitted development projects and as the Town's Land Use Ordinances are updated and amended. (LID Guidance Manual for Maine Communities - [Maine LID – Annotated Outline and Notes](#) and [Microsoft Word - LID Basics NVRC .doc \(maine.gov\)](#))



